

# 1463 Comstock Avenue

## Syracuse, NY 13210

Lovingly cared for for 60 years by the previous owners, this Outer Comstock home is primed for creating new memories with family and friends! And from top to bottom this pristine colonial will not disappoint. With new roof overhead, refinished hardwood floors below, and a LONG list of updates, plan to move right in. Comfortable first floor living space, step down master bedroom with great built-ins and double closets for all your storage needs, and oversized yard ensures ample indoor and outdoor room for all. With a 2016 pre-listing home inspection completed --all you have to do is move in.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$119,500	\$119,500	\$119,500
% Down	3.50%	0.00%	10.00%
First Loan	\$117,335	\$122,069	\$107,550
Term	30 Years	30 Years	30 Years
Rate	3.500%	3.500%	3.750%
APR*	4.837%	3.904%	4.294%

#### CASH TO CLOSE

Down Payment	\$4,183	\$0	\$11,950
Closing Costs	\$3,637	\$3,183	\$3,590
PrePays/Impounds	\$3,264	\$3,447	\$3,261
<b>Total \$ Required</b>	<b>\$11,084</b>	<b>\$6,630</b>	<b>\$18,801</b>

#### HOUSING EXPENSE

First Loan P & I	\$527	\$548	\$498
Taxes, Ins & MI	\$378	\$296	\$335
<b>Total Monthly Pmt</b>	<b>\$905</b>	<b>\$844</b>	<b>\$834</b>

#### INCOME TO QUALIFY

<b>Income Guide</b>	<b>\$2,920</b>	<b>\$2,910</b>	<b>\$2,530</b>
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\*APR = Annual Percentage Rate



### Ann Coyne

loan officer

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