

HOMESTEAD

FINANCIAL SERVICES, INC.
LICENSED MORTGAGE BANKER - NYS BANKING DEPARTMENT

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

150 Cambridge Street
Syracuse, NY 13210

Ann Coyne
Homestead Financial
445-2000 ext. 251

September 24, 2009

FHA - FIXED

Sales Price	\$145,000
Down Payment	5075
Base Mortgage	139,925
MIP	2,449

Interest Rate	5.50%
Term in Years	30
Point(s)	0.000

Mortgage Amount 142,374

MONTHLY PAYMENTS

Principal & Interest	\$808.38
Taxes	317.17
Hazard Insurance	40.00
MIP monthly	64.13

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood and Fraud Certifications	80
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1043
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	900
Total	\$3,454

TOTAL PAYMENT **\$1,229.68**

DETAILS OF PURCHASE

Sales Price	\$145,000
Closing Costs/Prepays	8,607
SUBTOTAL	153,607
Less	
Mortgage Amount	142,374

PREPAID EXPENSES

Hazard Insurance	480
Tax Escrow/6 mos.	1,903
MIP Financed	2,449
Prepaid Interest/15 days	322
Other	0
Total	\$5,154

Costs Paid by Seller **0**

CASH NEEDED **\$11,234**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$50,883
MAXIMUM MONTHLY DEBT*	\$509

*based on minimum income

5010 Campuswood Drive, Suite 205 • East Syracuse, NY 13057
(315) 445-2000 • Fax (315) 445-2008 • (800) 343-8979

10 Main Street • Suite 200 • Whitesboro, NY 13492
(315) 768-1980 • Fax (315) 768-1977 • (866) 365-2016

4549 Main Street • Suite 204 • Amherst, NY 14226
(716) 839-5771 • Fax (716) 839-5806 • (888) 634-2919

18564 Route 11 • Watertown, NY 13601
(315) 779-8270 • Fax (315) 779-8293



EQUAL HOUSING LENDER



09/23/2009

Pei Lin Huang
 KELLER WILLIAMS SYRACUSE
 474-1899
 PeiLin@PeiLin.com



150 Cambridge Street
 Syracuse E

DEBB PARKER... THE FIRST AND LAST PIECE TO THE HOME BUYING PUZZLE

PURCHASE PRICE: \$145,000

MORTGAGE TYPE: 80/15/15
 RATE: 5.25%
 TERM (IN YEARS): 30
 PERCENT DOWN: 5.00%
 DOWN PAYMENT: 7,250.00
 MORTGAGE AMOUNT: 116,000.00
 SECOND MORTGAGE: 21,750.00

PRINCIPAL & INTEREST: 640.56
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 133.92
 TAXES: 317.17
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.00%
 ZERO DOWN/ NO MI** 5/1 ARM 5.25%
 30 3.50%
 0 0.00%
 141,700.00
 2,100.00
 143,800.00

PRINCIPAL & INTEREST: 771.95
 TAXES: 317.17
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 59.04

\$3,806

TOTAL MONTHLY PAYMENT: \$1,133.31

\$1,189.83

\$1,159.53

SETTLEMENT COSTS

CLOSING COSTS: \$2,786.99
 PREPAID ITEMS: 3,224.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 7,250.00

TOTAL COSTS: \$13,260.99

SETTLEMENT COSTS

CLOSING COSTS: \$2,786.99
 PREPAID ITEMS: 3,224.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 5,075.00

\$11,085.99

\$6,010.99

INQUIRE ABOUT SELLERS CONCESSIONS
 MAXIMIZE TAX ADVANTAGES

DEBB PARKER
 COMMONFUND MORTGAGE
 OFFICE: (315) 472-5832 Ext. 1052
 CELL: (315) 374-5830
 WWW.CNYHOMEFINANCING.COM
 E-MAIL: DEBB@CNYHOMEFINANCING.COM

KEEP YOUR INVESTMENTS GROWING
 THINK "BIG PICTURE"

80/10/10 OR 80/20
 100% CONVENTIONAL

FICO SCORE DRIVEN

Debb Parker specializes in providing several financing options and encourages buyers to choose the product that best fits their needs

INTEREST RATES SUBJECT TO CHANGE

**FIRST TIME HOME-BUYERS ONLY

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept