

HOMESTEAD

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

Presented by-

Pei Lin Team @

Keller Williams Realty

474-1899

For:

**157 Murray Street
Auburn, NY 13021**

Ann Coyne

Homestead Financial

445-2000 ext. 251

September 8, 2009

FHA - FIXED

Sales Price	\$107,500
Down Payment	3800
Base Mortgage	103,700
MIP	1,815

Mortgage Amount 105,515

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	766
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	700
Total	\$2,927

PREPAID EXPENSES

Hazard Insurance	420
Tax Escrow/12 mos.	2,400
MIP Financed	1,815
Prepaid Interest/15 days	228
Other	0
Total	\$4,862

Interest Rate	5.25%
Term in Years	30
Point(s)	0.000

MONTHLY PAYMENTS

Principal & Interest	\$582.66
Taxes	200.00
Hazard Insurance	35.00
MIP monthly	47.53

TOTAL PAYMENT

\$865.19

DETAILS OF PURCHASE

Sales Price	\$107,500
Closing Costs/Prepays	7,790
SUBTOTAL	115,290
Less	
Mortgage Amount	105,515

Costs Paid by Seller

0

CASH NEEDED

\$9,775

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$35,801
MAXIMUM MONTHLY DEBT*	\$358

**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



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

157 Murray Street
Auburn



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

PURCHASE PRICE: \$107,500

80/15/15
 MORTGAGE TYPE: 5.50%
 RATE: 30
 TERM (IN YEARS): 5.00%
 PERCENT DOWN: 5,375.00
 DOWN PAYMENT: 86,000.00
 MORTGAGE AMOUNT: 16,125.00
 SECOND MORTGAGE:
 PRINCIPAL & INTEREST: 488.30
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 99.28
 TAXES: 136.75
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.50%
 RATE: 30
 TERM (IN YEARS): 3.50%
 PERCENT DOWN: 3,762.50
 DOWN PAYMENT: 105,050.00
 FHA MAX. MORTGAGE: 1,550.00
 FHA MAX. MORTGAGE: 106,600.00
 MORTGAGE AMOUNT:
 PRINCIPAL & INTEREST: 605.26
 TAXES: 136.75
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 43.77

\$1,641

ZERO DOWN/ NO MI 5/1 ARM**

5.50%
 30
 0.00%
 0
 107,500.00
 0.00
 610.37
 0.00
 136.75
 41.67
 0.00

TOTAL MONTHLY PAYMENT: \$766.00

\$827.45

\$788.79

SETTLEMENT COSTS

CLOSING COSTS: \$2,299.63
 PREPAID ITEMS: 2,385.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 5,375.00

TOTAL COSTS: \$10,059.63

SETTLEMENT COSTS

CLOSING COSTS: \$2,299.63
 PREPAID ITEMS: 2,385.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 3,762.50

\$8,447.13

\$4,684.63

INQUIRE ABOUT SELLERS CONCESSIONS
MAXIMIZE TAX ADVANTAGES

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

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"

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

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

****FIRST TIME HOME-BUYERS ONLY**