



09/09/2009



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

**200 Kensington Place**  
**Syracuse E**

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

**PURCHASE PRICE: \$157,500**

**80/5/15**  
 MORTGAGE TYPE: 5.50%  
 RATE: 30  
 TERM (IN YEARS): 5.00%  
 PERCENT DOWN: 7,875.00  
 DOWN PAYMENT: 126,000.00  
 MORTGAGE AMOUNT: 23,625.00  
 SECOND MORTGAGE:  
 PRINCIPAL & INTEREST: 715.41  
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 145.46  
 TAXES: 333.92  
 HOMEOWNER INSURANCE: 41.67  
 MORTGAGE INSURANCE: 0.00

**TOTAL TAXES:**

**FHA 30 YEAR FIXED** 5.50%  
 ZERO DOWN/ NO MI\*\* 5/1 ARM 5.50%  
 30  
 0.00%  
 0  
 157,500.00  
 2,300.00  
 156,250.00  
 PRINCIPAL & INTEREST: 887.17  
 TAXES: 333.92  
 HOMEOWNER INSURANCE: 41.67  
 MORTGAGE INSURANCE: 64.15

**\$4,007**

**TOTAL MONTHLY PAYMENT: \$1,236.45**

**\$1,326.90**

**\$1,269.85**

**SETTLEMENT COSTS**

CLOSING COSTS: \$2,925.96  
 PREPAID ITEMS: 3,406.00  
 POINTS (IF APPLICABLE): 0.00  
 DOWN PAYMENT: 7,875.00

**TOTAL COSTS: \$14,206.96**

**SETTLEMENT COSTS**

CLOSING COSTS: \$2,925.96  
 PREPAID ITEMS: 3,406.00  
 POINTS (IF APPLICABLE): 0.00  
 DOWN PAYMENT: 5,512.50

**\$11,844.46**

**\$6,331.96**

**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**

# HOMESTEAD

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

Presented by-

**Pei Lin Team @**

**Keller Williams Realty**

**474-1899**

For:

**200 Kensington Place  
Syracuse, NY 13210**

**Ann Coyne**

**Homestead Financial**

**445-2000 ext. 251**

September 8, 2009

## FHA - FIXED

Sales Price	\$157,500
Down Payment	5550
Base Mortgage	151,950
MIP	2,659

**Mortgage Amount** 154,609

### CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1135
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1000
Total	\$3,596

### PREPAID EXPENSES

Hazard Insurance	504
Tax Escrow/6 mos.	2,004
MIP Financed	2,659
Prepaid Interest/15 days	334
Other	0
Total	\$5,500

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

### MONTHLY PAYMENTS

Principal & Interest	\$853.76
Taxes	333.92
Hazard Insurance	42.00
MIP monthly	69.64

### TOTAL PAYMENT

**\$1,299.32**

### DETAILS OF PURCHASE

Sales Price	\$157,500
Closing Costs/Prepays	9,096
SUBTOTAL	166,596
Less	
Mortgage Amount	154,609

### Costs Paid by Seller

0

### CASH NEEDED

**\$11,987**

### QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$53,765
MAXIMUM MONTHLY DEBT*	\$538

\*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  
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EQUAL HOUSING LENDER