



01/29/2007

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 KELLER WILLIAMS SYRACUSE
 474-1899
 PeiLin@PeiLin.com

201-203 Robert Drive
 Syracuse



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

PURCHASE PRICE: \$87,500

MORTGAGE TYPE: 80/15/15
 RATE: 6.50%
 TERM (IN YEARS): 30
 PERCENT DOWN: 20.00%
 DOWN PAYMENT: 4,375.00
 MORTGAGE AMOUNT: 70,000.00
 SECOND MORTGAGE: 13,125.00

PRINCIPAL & INTEREST: 442.45
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 103.72
 TAXES: 230.33
 HOMEOWNER INSURANCE: 0.00
 MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$776.50

TOTAL TAXES:

FHA 30 YEAR FIXED 6.50%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 2,000.00
 FHA MAX. MORTGAGE: 85,500.00
 FHA MAX. MORTGAGE: 1,250.00
 MORTGAGE AMOUNT: 86,750.00

PRINCIPAL & INTEREST: 548.32
 TAXES: 230.33
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 35.63

\$855.95

\$2,764

NEHEMIAH
 6.50%
 30
 2.25%
 2,150.00
 92,700.00
 1,350.00
 94,050.00

594.46
 230.33
 41.67
 38.63

\$905.09

SETTLEMENT COSTS

CLOSING COSTS: \$2,078.75
 PREPAID ITEMS: 3,499.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 4,375.00

TOTAL COSTS: \$9,952.75

SETTLEMENT COSTS

CLOSING COSTS: \$2,225.50
 PREPAID ITEMS: 3,499.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 2,000.00

\$7,724.50

\$53.43

INQUIRE ABOUT SELLERS CONCESSION

MAXIMIZE TAX ADVANTAGES

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

DEBB PARKER & SHANNYN GERRY

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 and Shannyn Gerry specialize in providing several financing options and encourages buyers to choose the product that best fits their needs

INTEREST RATES SUBJECT TO CHANGE

Good Faith Estimate

(Not a Loan Commitment)

Date: 01/29/2007

This Good Faith Estimate is being provided by a Mortgage Broker, and no lender has yet been obtained. A lender will provide you with an additional Good Faith Estimate within three business days of receipt of your loan application.

GFE Provided By: Always Home Mortgage, LLC 115 E. Jefferson Street Suite 301 Syracuse, NY 13202 Michael Frazier 315-413-0340	Subject Property: 201 - 203 Robert Drive Syracuse, NY 13210	Borrower(s):
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Loan Number:	Interest Rate: 6.250	Type of Loan: Conventional	Base Loan Amt: 70,000.00
Loan Program:	Term: 360	Sales Price: 87,500.00	Total Loan Amt: 70,000.00

The information provided below reflects estimates of the charges you are likely to incur at the settlement of your loan. The fees listed are estimates; actual charges may be more or less. Your transaction may not involve a fee for every item listed. The numbers listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 or HUD-1A settlement statement you will receive at settlement. The HUD-1 or HUD-1A settlement statement will show you the actual cost of items paid at settlement.

Estimated Closing Costs

800 Items Payable In Connection with the Loan	1100 Title Charges
801 Loan Origination Fee @ % + \$ _____	1101 A Settlement or Closing Fee \$ 450.00
802 Loan Discount Fee @ % + \$ _____	1102 Abstract or Title Search \$ _____
803 P Appraisal Fee \$ 325.00	1103 Title Examination \$ _____
804 Credit Report \$ _____	1104 Title Insurance Binder \$ _____
805 Lender's Inspection Fee \$ _____	1105 Document Preparation Fee \$ _____
806 MI Application Fee \$ _____	1106 Notary Fee \$ _____
807 Assumption Fee \$ _____	1107 Attorney Fee \$ _____
808 A Mortgage Broker Fee @ 1.000% + \$ 700.00	1108 Title Insurance Fee \$ 554.00
809 Tax Servicing Fee \$ _____	1109 \$ _____
810 A Processing Fee \$ 695.00	1110 \$ _____
811 Underwriting Fee \$ _____	1111 \$ _____
812 Wire Transfer Fee \$ _____	1112 \$ _____
813 A Lender Fee \$ 550.00	1113 \$ _____
814 \$ _____	1114 \$ _____
815 \$ _____	
816 \$ _____	1200 Government Recording and Transfer Charges
817 \$ _____	1201 Recording Fee \$ 100.00
818 \$ _____	1202 Local Tax/Stamps \$ _____
819 \$ _____	1203 State Tax/Stamps \$ 525.00
820 \$ _____	1204 \$ _____
821 \$ _____	1205 \$ _____
822 \$ _____	1206 \$ _____
823 \$ _____	
Compensation to Broker from Lender (Not Paid out of Applicant's Loan Proceeds)	
824 YSP 0 - 3 %	
825	
	1300 Additional Settlement Charges
	1301 Survey to: \$ _____
	1302 Termite/Pest Inspection: \$ _____
	1303 \$ _____
	1304 \$ _____
	1305 \$ _____
	1306 \$ _____
	1307 \$ _____
	1308 \$ _____
	1309 \$ _____
	Total Estimated Closing Costs \$ 3,574.00

Estimated Reserve/Prepaid Costs

900 Items Required by Lender to be Paid in Advance	1000 Reserves Deposited with Lender
901 A Prepaid Interest 2 days @ 12.1528 \$ 24.31	1001 Hazard Ins mths @ 30.00 \$ _____
902 Mortgage Insurance Premium \$ _____	1002 Mortgage Ins mths @ \$ _____
903 P Hazard Insurance Premium \$ 360.00	1003 City Prop. Tax mths @ \$ _____
904 County Property Tax \$ _____	1004 Property Tax mths @ 250.00 \$ _____
905 VA Funding Fee \$ _____	1006 Flood Ins mths @ \$ _____
906 Flood Insurance Premium \$ _____	1007 mths @ \$ _____
907 \$ _____	1008 mths @ \$ _____
908 \$ _____	1009 mths @ \$ _____
	1010 Aggregate Analysis \$ _____
	Total Estimated Reserve/Prepaid Costs \$ 24.31

Transaction Summary

Total Estimated Monthly Payment Principal & Interest \$ 431.00 Other Financing (P & I) \$ _____ Hazard Insurance \$ 30.00 Real Estate Taxes \$ 250.00 Mortgage Insurance \$ _____ HOA Dues \$ _____ Other \$ _____ Total Monthly Payment \$ 711.00	Total Estimated Funds Needed to Close Purchase Price/Payoff (+) \$ 87,500.00 Total Estimated Closing Costs (+) \$ 3,574.00 Total Estimated Reserve/Prepaid Costs (+) \$ 24.31 Discounts (if borrower will pay) (+) \$ _____ FHA UFMIP/VA Funding Fee (+) \$ _____ Total Costs (c) \$ 91,098.31 Loan Amount (-) \$ 70,000.00 Total Non-Borrower Paid Closing Costs (-) \$ _____ FHA UFMIP/VA Fee Financed (-) \$ _____ (-) \$ _____ (-) \$ _____ (-) \$ _____ First Mortgage (-) \$ _____ Second Mortgage (Subordinate Financing) (-) \$ _____ Closing Costs from 2nd Lien (+) \$ _____ Total Credits (d) \$ 70,000.00 Cash from borrower (c - d) \$ 21,098.31
Closing Costs Summary Total Borrower Paid Closing Costs (a) \$ 3,598.31 \$ _____ \$ _____ \$ _____ Total Non-Borrower Paid Closing Costs (b) \$ _____ Total Closing Costs (a+b) \$ 3,598.31	

S - Paid by Seller B - Paid by Broker A - APR Affected by Cost
 S/ - Split by Seller & Others L - Paid by Lender O - Paid by Other P - Paid Outside Closing (POC)

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). Additional information can be found in the HUD Special Information Booklet, which is to be provided to you by your Mortgage Broker or lender if your application is to purchase residential real property and the lender will take a first lien on the property. The undersigned acknowledges receipt of a copy of the Special Information Booklet "Settlement Costs."

Borrower _____ Date _____ Co-borrower _____ Date _____



EXPERIENCE FINANCIAL FREEDOM
Mary Lou Colbert - Mortgage Executive
 432-1971, ext 6426
marylouc@americu.org

Welcome to: 201-203 Robert Drive, Syracuse 1
Prepared for: Pei Lin Huang - Keller Williams

Purchase Price: \$87500***

	30 Yr Fixed	80/20 Fixed	FHA Fixed
Loan Amount	\$83,125	\$70,000	\$86,814
Rate	6.500%	6.500%	6.500%
Down Payment	\$4,375	\$17,500	\$1,969
Points/FHLMC Fee	0	1050	0
Flood Cert, Tax Serv	97	97	97
Credit Report	18	18	18
Appraisal	275	275	275
Recording	115	115	115
Abstract	90	90	90
Bank Attorney	425	425	425
Loan Evaluation	50	50	50
Doc Prep/other fees	0	106.25	0
Title Insurance	675	601	675
NYS Mtg Tax	598	500	626
Property Tax	2197	2197	2,197
Homeowners Ins	291	306	542
Prepaid Interest	450	379	470
-Seller Concessions			
-Grant or other credits*		\$17,500	
CASH REQUIRED	\$9,656	\$6,209	\$7,548
Principal & Interest	\$525.41	\$442.45	\$548.72
Taxes	219.67	219.67	\$ 219.67
Homeowners Insurance	41.67	41.67	\$ 41.67
Monthly PMI	42.95	0.00	\$ 35.64
2nd Mortgage	0.00	174.90	0
HOA			
Total Monthly	\$829.69	\$878.68	\$1,570

UNPA Grant,
and/or
concessions okay!

Ameridream
slashes cash
needed!

***Ameridream/Sonyma/Homeheadquarters/UNPA**
Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
 Rates Subject to change without notice
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months
*****INVESTORS ADD 1/2 POINT ON 5% DOWN**