

201 Croyden Road

Syracuse, NY 13224

Growing pains? You won't feel cramped in this 2600 SF home. With four spacious bedrooms, three (yes 3!) full baths, both living and family rooms, eat-in kitchen, formal dining room, and storage a-plenty, you'll rejoice in the space available for everyone! Additional outdoor areas include the flagstone front patio and BBQ-ready back deck. Located in the heart of the Meadowbrook neighborhood and close to Barry Park, Westcott St. shops, Nottingham and Drumlins Plazas, downtown, Syracuse University and LeMoyne College area amenities, this house offers both comfort and convenience. With a new roof above you (by closing) and new furnace to warm you, coming home to your own tree-lined paradise will have you counting your lucky stars and enjoying your new sunset view.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$187,500	\$187,500	\$187,500
% Down	3.50%	0.00%	10.00%
First Loan	\$184,102	\$191,531	\$168,750
Term	30 Years	30 Years	30 Years
Rate	4.625%	4.625%	4.750%
APR*	6.005%	5.030%	5.247%

CASH TO CLOSE

Down Payment	\$6,564	\$0	\$18,750
Closing Costs	\$4,572	\$4,156	\$4,447
Prepays/Impounds	\$6,999	\$7,378	\$6,979
Total \$ Required	\$18,135	\$11,534	\$30,176

HOUSING EXPENSE

First Loan P & I	\$947	\$985	\$880
Taxes, Ins & MI	\$763	\$635	\$697
Total Monthly Pmt	\$1,710	\$1,620	\$1,577

INCOME TO QUALIFY

Income Guide	\$5,520	\$5,590	\$4,780
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*APR = Annual Percentage Rate



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