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**204 Scottholm Boulevard**  
 Syracuse E



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

**PURCHASE PRICE: \$175,000**

**TOTAL TAXES:**

**\$5,176**

**MORTGAGE TYPE:** 80/5/15  
**RATE:** 6.50%  
**TERM (IN YEARS):** 30  
**PERCENT DOWN:** 20.00%  
**DOWN PAYMENT:** 8,750.00  
**MORTGAGE AMOUNT:** 140,000.00  
**SECOND MORTGAGE:** 26,250.00

**FHA 30 YEAR FIXED**  
**RATE:** 6.50%  
**TERM (IN YEARS):** 30  
**PERCENT DOWN:** 2.25%  
**DOWN PAYMENT:** 3,950.00  
**FHA MAX. MORTGAGE:** 171,050.00  
**FHA MAX. MORTGAGE:** 2,550.00  
**MORTGAGE AMOUNT:** 173,600.00

**NEHEMIAH**  
**RATE:** 6.50%  
**TERM (IN YEARS):** 30  
**PERCENT DOWN:** 2.25%  
**DOWN PAYMENT:** 4,250.00  
**FHA MAX. MORTGAGE:** 182,950.00  
**MORTGAGE AMOUNT:** 2,700.00  
**185,650.00**

**PRINCIPAL & INTEREST:** 884.90  
**PRINCIPAL & INTEREST -SECOND MORTGAGE:** 207.45  
**TAXES:** 431.33  
**HOMEOWNER INSURANCE:** 0.00  
**MORTGAGE INSURANCE:** 0.00

**PRINCIPAL & INTEREST:** 1,097.27  
**TAXES:** 431.33  
**HOMEOWNER INSURANCE:** 41.67  
**MORTGAGE INSURANCE:** 71.27

**PRINCIPAL & INTEREST:** 1,173.43  
**TAXES:** 431.33  
**HOMEOWNER INSURANCE:** 41.67  
**MORTGAGE INSURANCE:** 76.23

**TOTAL MONTHLY PAYMENT: \$1,523.68**

**TOTAL MONTHLY PAYMENT: \$1,541.54**

**TOTAL MONTHLY PAYMENT: \$1,722.66**

**CLOSING COSTS:** \$3,109.38  
**PREPAID ITEMS:** 6,146.00  
**POINTS (IF Applicable):** 0.00  
**DOWN PAYMENT:** 8,750.00

**CLOSING COSTS:** \$2,225.50  
**PREPAID ITEMS:** 6,146.00  
**POINTS (IF Applicable):** 0.00  
**DOWN PAYMENT:** 3,950.00

**CLOSING COSTS:** \$10.51  
**PREPAID ITEMS:** 0.00  
**POINTS (IF Applicable):** 0.00  
**DOWN PAYMENT:** 10.51

**TOTAL COSTS: \$18,005.38**

**TOTAL COSTS: \$12,321.50**

**TOTAL COSTS: \$10.51**

INQUIRE ABOUT SELLERS CONCESSION:  
 MAXIMIZE TAX ADVANTAGES

**DEBB PARKER & SHANNYN GERRY**  
 COMMONFUND MORTGAGE

KEEP YOUR INVESTMENTS GROWING  
 THINK "BIG PICTURE"

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

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

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\*