

215 Goodrich Avenue

Syracuse, NY 13210



Step into this mid-century brick ranch and let the surprises begin. An inspiration to seasoned and novice cooks alike, the cabinet-filled eat-in kitchen, with classic enameled cast iron sink, pocket doors, and a built-in pantry is well laid out. The airy living room with vaulted ceiling, newly refinished hardwoods, and fresh paint throughout are ready for a house-warming party. And if that's not enough, the 3-season porch off the living room adds even more entertainment space! Need more room? The large walkout basement offers even more options, for either extra storage or renovating for additional living space. No money down and no mortgage insurance for Syracuse University staff. This is truly a gem, easily accessible to downtown, SU campus, and hospitals.



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Paragon Home Loans, Inc.

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Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$114,000	\$114,000	\$114,000
% Down	3.50%	0.00%	10.00%
First Loan	\$111,935	\$116,451	\$102,600
Term	30 Years	30 Years	30 Years
Rate	4.250%	4.250%	4.250%
APR*	5.660%	4.682%	4.807%

CASH TO CLOSE			
Down Payment	\$3,990	\$0	\$11,400
Closing Costs	\$3,562	\$3,105	\$3,521
Prepays/Impounds	\$3,407	\$3,618	\$3,391
Total \$ Required	\$10,959	\$6,723	\$18,312

HOUSING EXPENSE			
First Loan P & I	\$551	\$573	\$505
Taxes, Ins & MI	\$386	\$308	\$346
Total Monthly Pmt	\$937	\$881	\$850

INCOME TO QUALIFY			
Income Guide	\$3,020	\$2,150	\$2,580

*APR = Annual Percentage Rate



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