

216 Scottholm Terrace

Syracuse, NY 13224

This private getaway in Syracuse's near Eastside feels like an Adirondack retreat, yet it's only minutes from Syracuse University, SUNY Upstate Medical University, and area hospitals. The vaulted ceilings, skylights and windows allow light to bathe the entire house, no matter the weather. The first floor flows from room to room, with an open, bright layout, and features a master suite with loft bedroom and master bath, 2 other bedrooms and a 2nd full bath. Upstairs, you will find 2 additional bedrooms (or offices!) and a 3rd full bath. And the privacy! From the deck you can enjoy the shade of surrounding trees and take in the view of Onondaga Lake on a clear day! Hot tub and outside shower, 2 patios, and a double lot featuring an emerald green lawn will have friends clamoring to visit!



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$299,000	\$299,000	\$299,000
% Down	3.50%	0.00%	10.00%
First Loan	\$293,584	\$305,428	\$269,100
Term	30 Years	30 Years	30 Years
Rate	4.125%	4.125%	4.125%
APR*	5.426%	4.493%	4.580%

CASH TO CLOSE

Down Payment	\$10,465	\$0	\$29,900
Closing Costs	\$6,105	\$5,750	\$5,852
Prepays/Impounds	\$8,815	\$9,353	\$8,774
Total \$ Required	\$25,385	\$15,103	\$44,526

HOUSING EXPENSE

First Loan P & I	\$1,423	\$1,480	\$1,304
Taxes, Ins & MI	\$1,001	\$797	\$896
Total Monthly Pmt	\$2,424	\$2,277	\$2,200

INCOME TO QUALIFY

Income Guide	\$7,820	\$5,550	\$6,670
--------------	---------	---------	---------

*APR = Annual Percentage Rate



Ann Coyne

Loan Officer

NMLS#32960

Office 315-418-4249
Cell 315-391-4494
Fax 315-418-4309

acoyme@paragonhomeloans.com

www.paragonhomeloans.com/acoyme

Paragon Home Loans, Inc.

5010 Campuswood Drive 205
East Syracuse NY 13057

PARAGON
HOME LOANS



Pei Lin Huang

Broker Associate

30HU0661857

Direct 315-474-1899
Office 315-701-6971
Fax 866-662-9393

PeiLinTeam@YourCNYhome.com



Keller Williams Syracuse

5701 Enterprise Parkway
East Syracuse NY 13057

kw
KELLERWILLIAMS



This is informational only and should not be relied upon by you. Keller Williams Syracuse is not a mortgage lender. Contact Paragon Home Loans, Inc. to learn more about your eligibility for its mortgage products. Licensed Mortgage Banker - NYS Department of Financial Services NMLS#33052 This financing is designed to assist you in selecting the loan program that most closely suits your budget. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer/property qualification. Rates/fees are subject to change without notice. Cash reserves may be required for some conventional loans.