

HOME STEAD

FINANCIAL SERVICES, INC.
LICENSED MORTGAGE BANKER - NYS BANKING DEPARTMENT

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

219 Scott Avenue
Syracuse, NY 13224

Ann Coyne
Homestead Financial
445-2000 ext. 251

March 10, 2010

FHA - FIXED

Sales Price	\$186,900
Down Payment	6550
Base Mortgage	180,350
MIP	3,156

Interest Rate	5.00%
Term in Years	30
Point(s)	0.000

Mortgage Amount 183,506

MONTHLY PAYMENTS

Principal & Interest	\$985.10
Taxes	388.33
Hazard Insurance	54.51
MIP monthly	82.66

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certifications	80
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	1351
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1200
Total	\$4,166

TOTAL PAYMENT **\$1,510.61**

DETAILS OF PURCHASE

Sales Price	\$186,900
Closing Costs/Prepays	10,684
SUBTOTAL	197,584
Less	
Mortgage Amount	183,506

PREPAID EXPENSES

Hazard Insurance	654
Tax Escrow/6 mos.	2,330
MIP Financed	3,156
Prepaid Interest/15 days	377
Other	0
Total	\$6,517

Costs Paid by Seller **0**

CASH NEEDED **\$14,078**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$62,508
MAXIMUM MONTHLY DEBT*	\$625

*based on minimum income

5010 Campuswood Drive, Suite 205 • East Syracuse, NY 13057
(315) 445-2000 • Fax (315) 445-2008 • (800) 343-8979

4549 Main Street • Suite 204 • Amherst, NY 14226
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10 Main Street • Suite 200 • Whitesboro, NY 13492
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18564 Route 11 • Watertown, NY 13601
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EQUAL HOUSING LENDER