



Mary Lou Colbert - Mortgage Executive
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Welcome to: 228 Lorraine Ave, Syracuse NY
Prepared for: PEI LIN HUANG, KELLER-WILLIAMS

Purchase Price: \$60000.

	<u>30 Yr Fixed (5% Down)</u>	<u>80/15/5</u>	<u>30 Yr Fixed</u>	<u>FHA</u>
Loan Amount	\$57,000	\$48,000	\$48,000	\$59,530
Rate****4/11/08	6.000%	6.000%	6.000%	6.00%
Down Payment	\$3,000	\$12,000	\$12,000	\$1,350
Points/FHLMC Fee	\$143	270	120	0
Flood Cert, Tax Serv	97	97	97	97
Credit Report	18	18	18	18
Appraisal	275	275	275	275
Recording	115	115	115	115
Abstract	90	90	90	90
Bank Attorney	425	425	425	425
Loan Evaluation	50	50	50	50
Doc Prep/other fees	50	43	50	50
Title Insurance	542	542	542	542
NYS Mtg Tax	403	335	335	\$421
Property Tax	2322	2322	2,322	2322
Homeowners Ins	500	500	500	500
Prepaid Interest	285	240	240	240
-Seller Concessions				
-Grant or other credits*		\$9,000		
CASH REQUIRED	\$8,314	\$8,322	\$17,179	\$6,495
Principal & Interest	\$341.74	\$287.78	\$287.78	\$356.91
Taxes	194	194	194	194
Homeowners Insurance	42	42	42	42
Monthly PMI	29	0	0	24
2nd Mortgage	0.00	84.71	0	
HOA				
Total Monthly	\$606.36	\$607.67	\$523.45	\$616.91

***Ameridream/Sonyma/Homeheadquarters/UNPA**
Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
Rates as of 03/26/08 - Subject to change daily.
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months
 We recommend full preapprovals
 Tax Escrow ONLY Required on FHA & VA.
Cash to close is estimated

Pei Lin Huang
 KELLER WILLIAMS SYRACUSE
 474-1899
 PeiLin@PeiLin.com

228 Lorraine Avenue
 Syracuse E



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

PURCHASE PRICE: \$60,000

MORTGAGE TYPE: **80/5/15**
 RATE: 6.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 20.00%
 DOWN PAYMENT: 3,000.00
 MORTGAGE AMOUNT: 48,000.00
 SECOND MORTGAGE: 9,000.00

PRINCIPAL & INTEREST: 287.78
 PRINCIPAL & INTEREST -SECOND MORTGAGE: 71.12
 TAXES: 193.50
 HOMEOWNER INSURANCE: 0.00
 MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$552.40

TOTAL TAXES:

FHA 30 YEAR FIXED
 RATE: 5.75%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 1,350.00
 FHA MAX. MORTGAGE: 58,650.00
 FHA MAX. MORTGAGE: 850.00
 MORTGAGE AMOUNT: 59,500.00

PRINCIPAL & INTEREST: 347.23
 TAXES: 193.50
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 24.44

\$606.83

\$2,322

NEHEMIAH

6.00%
 30
 2.25%
 1,500.00
 64,550.00
 950.00
 65,500.00

392.71
 193.50
 41.67
 26.90

\$654.77

SETTLEMENT COSTS

CLOSING COSTS: \$1,775.75
 PREPAID ITEMS: 2,965.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 3,000.00

TOTAL COSTS: \$7,740.75

SETTLEMENT COSTS

CLOSING COSTS: \$2,225.50
 PREPAID ITEMS: 2,965.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 1,350.00

\$6,540.50

DEBB PARKER & SHANNYN GERRY

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

KEEP YOUR INVESTMENTS GROWING
 THINK "BIG PICTURE"

FICO SCORE DRIVEN

INQUIRE ABOUT SELLERS CONCESSION!
 MAXIMIZE TAX ADVANTAGES

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

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