

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



262 Kensington Place
 Syracuse E



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

PURCHASE PRICE: \$147,500

MORTGAGE TYPE: **80/5/15**
 RATE: 5.25%
 TERM (IN YEARS): 30
 PERCENT DOWN: 5.00%
 DOWN PAYMENT: 7,375.00
 MORTGAGE AMOUNT: 118,000.00
 SECOND MORTGAGE: 22,125.00

PRINCIPAL & INTEREST: 651.60
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 147.05
 TAXES: 342.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 3,318.75
 FHA MAX. MORTGAGE: 144,150.00
 FHA MAX. MORTGAGE: 2,150.00
 MORTGAGE AMOUNT: 146,300.00

PRINCIPAL & INTEREST: 785.37
 TAXES: 342.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 60.06

\$4,105

ZERO DOWN/ NO MI** 5/1 ARM 5.25%
 TERM (IN YEARS): 30
 PERCENT DOWN: 0.00%
 DOWN PAYMENT: 0
 FHA MAX. MORTGAGE: 147,500.00
 MORTGAGE AMOUNT: 0.00

PRINCIPAL & INTEREST: 814.50
 TAXES: 0.00
 HOMEOWNER INSURANCE: 342.08
 MORTGAGE INSURANCE: 41.67
 MORTGAGE AMOUNT: 0.00

TOTAL MONTHLY PAYMENT: \$1,182.40

\$1,229.18

\$1,198.25

SETTLEMENT COSTS

CLOSING COSTS: \$2,819.62
 PREPAID ITEMS: 3,437.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 7,375.00

TOTAL COSTS: \$13,631.62

SETTLEMENT COSTS

CLOSING COSTS: \$2,819.62
 PREPAID ITEMS: 3,437.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 3,318.75

\$9,575.37

\$6,256.62

INQUIRE ABOUT SELLERS CONCESSIONS
 MAXIMIZE TAX ADVANTAGES

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

DEBB PARKER

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

Debb Parker specializes in providing several financing options and encourages buyers to choose the product that best fits their needs

INTEREST RATES SUBJECT TO CHANGE

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

**FIRST TIME HOME-BUYERS ONLY

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

262 Kensington Place
Syracuse, NY 13210

Ann Coyne
Homestead Financial
445-2000 ext. 251

January 22, 2009

FHA - FIXED

Sales Price	\$147,500
Down Payment	5200
Base Mortgage	142,300
MIP	2,490

Interest Rate	5.25%
Term in Years	30
Point(s)	0.000

Mortgage Amount 144,790

MONTHLY PAYMENTS

Principal & Interest	\$799.54
Taxes	342.08
Hazard Insurance	43.02
MIP monthly	65.22

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1061
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	900
Total	\$3,422

TOTAL PAYMENT **\$1,249.86**

DETAILS OF PURCHASE

Sales Price	\$147,500
Closing Costs/Prepays	8,793
SUBTOTAL	156,293
Less	
Mortgage Amount	144,790

PREPAID EXPENSES

Hazard Insurance	516
Tax Escrow/6 mos.	2,053
MIP Financed	2,490
Prepaid Interest/15 days	312
Other	0
Total	\$5,371

Costs Paid by Seller 0

CASH NEEDED **\$11,503**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$51,718
MAXIMUM MONTHLY DEBT*	\$517

*based on minimum income

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

10 Main Street • Suite 200 • Whitesboro, NY 13492
(315) 768-1980 • Fax (315) 768-1977 • (866) 365-2016

4549 Main Street • Suite 204 • Amherst, NY 14226
(716) 839-5771 • Fax (716) 839-5806 • (888) 634-2919

18564 Route 11 • Watertown, NY 13601
(315) 779-8270 • Fax (315) 779-8293



Mary Lou Colbert - Mortgage Executive
 432-1971, ext 6426
marylouc@americu.org
 Fax 432-0578



Welcome to: 262 Kensington Place, Syracuse
Prepared for: Pei Lin Huang - Keller Williams - Syra

Purchase Price: \$147,500

	<u>30 Yr Fixed</u>	<u>80/15/5</u>	<u>FHA</u>
Loan Amount	\$140,125	\$118,000	\$144,473
Rate - EFF; 01/23/09	5.125%	5.125%	6.000%
Down Payment	\$7,375	\$29,500	\$5,163
Points/FHLMC Fee	380	295	0
Flood Cert, Tax Serv	97	97	97
Credit Report	18	18	18
Appraisal	275	275	275
Recording	115	115	115
Abstract	90	90	90
Bank Attorney	425	425	425
Loan Evaluation	50	50	50
Doc Prep/other fees	50	196	50
Title Insurance	948	708	961
NYS Mtg Tax	1026	860	1059
Property Tax	4105	4105	4105
Homeowners Ins	550	550	550
Prepaid Interest	598	504	722
-Seller Concessions			
-Grant or other credits*		\$22,125	
CASH REQUIRED	\$16,102	\$15,663	\$13,679
Principal & Interest	\$762.96	\$642.49	\$866.19
Taxes	342	342	342
Homeowners Insuranc	46	46	46
Monthly PMI	91	0	65
2nd Mortgage	0.00	201.97	0
HOA			
Total Monthly	\$1,241.96	\$1,232.38	\$1,319.26

***Sonyma/Homeheadquarters/UNPA**
Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
Rates Subject to change without notice
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months

Note: Additional fees may apply based on individual credit scores.
 FHA list includes 1/09 change in delinquency and MIP costs.

Tax Escrow ONLY Required on FHA, VA & NOO
Cash to close is estimated