



Pei Lin Huang
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Clay



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

PURCHASE PRICE: \$120,000

80/5/15
 MORTGAGE TYPE: 5.25%
 RATE: 30
 TERM (IN YEARS): 5.00%
 PERCENT DOWN: 6,000.00
 DOWN PAYMENT: 96,000.00
 MORTGAGE AMOUNT: 18,000.00
 SECOND MORTGAGE:
 PRINCIPAL & INTEREST: 530.12
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 110.83
 TAXES: 177.33
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.25%
 RATE: 30
 TERM (IN YEARS): 3.50%
 PERCENT DOWN: 4,200.00
 DOWN PAYMENT: 117,300.00
 FHA MAX. MORTGAGE: 1,750.00
 MORTGAGE AMOUNT: 119,050.00
 PRINCIPAL & INTEREST: 657.40
 TAXES: 177.33
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 48.88

\$2,128

ZERO DOWN/ NO MI 5/1 ARM**

5.25%
 30
 0.00%
 0
 120,000.00
 0.00
 662.64
 0.00
 177.33
 41.67
0.00

TOTAL MONTHLY PAYMENT: \$859.95

\$925.28

\$881.64

SETTLEMENT COSTS

CLOSING COSTS: \$2,436.00
 PREPAID ITEMS: 2,888.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 6,000.00

TOTAL COSTS: \$11,324.00

SETTLEMENT COSTS

CLOSING COSTS: \$2,436.00
 PREPAID ITEMS: 2,888.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 4,200.00

\$9,524.00

\$5,324.00

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

****FIRST TIME HOME-BUYERS ONLY**

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

HOMESTEAD

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

Presented by-

Pei Lin Team @

Keller Williams Realty

474-1899

For:

**301 Fletcher
North Syracuse, NY 13212**

Ann Coyne

Homestead Financial

445-2000 ext. 251

October 29, 2009

FHA - FIXED

Sales Price	\$120,000
Down Payment	4200
Base Mortgage	115,800
MIP	2,027

Mortgage Amount 117,827

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood & Fraud Certifications	80
Credit Report	18
Recording Fees	170
N.Y. Mortgage Tax	859
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	800
Total	\$3,162

PREPAID EXPENSES

Hazard Insurance	480
Tax Escrow/12 mos.	2,128
MIP Financed	2,027
Prepaid Interest/15 days	254
Other	0
Total	\$4,889

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

MONTHLY PAYMENTS

Principal & Interest	\$650.64
Taxes	177.33
Hazard Insurance	40.00
MIP monthly	53.08

TOTAL PAYMENT \$921.05

DETAILS OF PURCHASE

Sales Price	\$120,000
Closing Costs/Prepays	8,050
SUBTOTAL	128,050
Less	
Mortgage Amount	117,827

Costs Paid by Seller 0

CASH NEEDED \$10,224

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$38,112
MAXIMUM MONTHLY DEBT*	\$381

**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



EQUAL HOUSING LENDER