



Mary Lou Colbert - Mortgage Executive  
 432-1971, ext 6426  
[marylouc@americu.org](mailto:marylouc@americu.org)  
 Fax 432-0578



Welcome to: 306 Scottholm Terrace, Syracuse  
 Prepared for: Pei Lin Huang - Keller Williams - Syracuse

**Purchase Price: \$192,500**

	<u>30 Yr Fixed</u>	<u>80/15/5</u>	<u>FHA</u>
Loan Amount	\$182,875	\$154,000	\$189,013
Rate - EFF; 11/3/09	5.250%	5.250%	5.250%
Down Payment	\$9,625	\$38,500	\$6,738
Points/FHLMC Fee	457	1155	0
Flood Cert, Tax Serv	110	110	110
Credit Report	20	20	20
Appraisal	350	350	350
Recording	115	115	115
Abstract	100	100	100
Bank Attorney	425	425	425
Loan Evaluation	50	50	50
Doc Prep/other fees	50	264	50
Title Insurance	1087	967	1106
NYS Mtg Tax	1347	1130	1393
Property Tax	3167	3167	3167
Homeowners Ins	650	650	650
Prepaid Interest	800	674	827
-Seller Concessions			
<b>-Grant or other credits*</b>		\$28,875	
<b>CASH REQUIRED</b>	<b>\$18,353</b>	<b>\$18,802</b>	<b>\$15,100</b>
Principal & Interest	\$1,009.84	\$850.39	\$1,043.74
Taxes	264	264	264
Homeowners Insurance	54	54	54
Monthly PMI	119	0	85
2nd Mortgage	0.00	263.59	0
HOA			
<b>Total Monthly</b>	<b>\$1,446.79</b>	<b>\$1,432.07</b>	<b>\$1,447.05</b>

\*Sonyma/Homeheadquarters/UNPA  
 Biweekly available on Conventional Mortgages  
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available  
 Rates Subject to change without notice - eff 11/3/09  
 FHA & VA Loan Amounts include MIP & Funding Fee  
 New Construction Rate Lock - 6 Months

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

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

# HOMESTEAD

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

Presented by-

**Pei Lin Team @**  
**Keller Williams Realty**  
**474-1899**

For:

**306 Scottholm Terrace**  
**Syracuse, NY 13224**

**Ann Coyne**  
**Homestead Financial**  
**445-2000 ext. 251**

November 3, 2009

## FHA - FIXED

Sales Price	\$192,500
Down Payment	6750
Base Mortgage	185,750
MIP	3,251

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

**Mortgage Amount** 189,001

### MONTHLY PAYMENTS

Principal & Interest	\$1,043.67
Taxes	263.92
Hazard Insurance	56.15
MIP monthly	85.14

### CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood & Fraud Certifications	80
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1393
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1200
Total	\$4,104

**TOTAL PAYMENT** **\$1,448.87**

### DETAILS OF PURCHASE

Sales Price	\$192,500
Closing Costs/Prepays	10,019
<b>SUBTOTAL</b>	<b>202,519</b>
Less	
Mortgage Amount	189,001

### PREPAID EXPENSES

Hazard Insurance	674
Tax Escrow/6 mos.	1,584
MIP Financed	3,251
Prepaid Interest/15 days	408
Other	0
Total	\$5,916

**Costs Paid by Seller** **0**

**CASH NEEDED** **\$13,519**

### QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$59,953
MAXIMUM MONTHLY DEBT*	\$600

\*based on minimum income

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

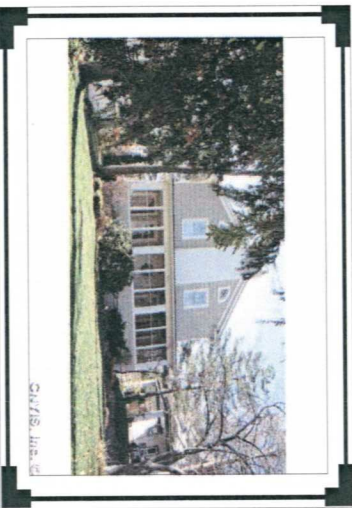
4549 Main Street • Suite 204 • Amherst, NY 14226  
(716) 839-5771 • Fax (716) 839-5806 • (888) 634-2919

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

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



EQUAL HOUSING LENDER



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



306 Scottholm Terrace  
 Syracuse E

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

**PURCHASE PRICE: \$192,500**

**TOTAL TAXES: \$3,167**

**MORTGAGE TYPE:** 80/5/15  
**RATE:** 5.25%  
**TERM (IN YEARS):** 30  
**PERCENT DOWN:** 5.00%  
**DOWN PAYMENT:** 9,625.00  
**MORTGAGE AMOUNT:** 154,000.00  
**SECOND MORTGAGE:** 28,875.00

**RATE:** 5.25%  
**TERM (IN YEARS):** 30  
**PERCENT DOWN:** 3.50%  
**DOWN PAYMENT:** 6,737.50  
**FHA MAX. MORTGAGE:** 188,150.00  
**FHA MAX. MORTGAGE:** 2,800.00  
**MORTGAGE AMOUNT:** 190,950.00

**FHA 30 YEAR FIXED**  
**ZERO DOWN/ NO MI\*\* 5/1 ARM**  
**RATE:** 5.25%  
**TERM (IN YEARS):** 30  
**PERCENT DOWN:** 0.00%  
**DOWN PAYMENT:** 0  
**FHA MAX. MORTGAGE:** 192,500.00  
**FHA MAX. MORTGAGE:** 0.00  
**MORTGAGE AMOUNT:** 190,950.00

**PRINCIPAL & INTEREST:** 850.39  
**PRINCIPAL & INTEREST - SECOND MORTGAGE:** 177.79  
**TAXES:** 263.92  
**HOMEOWNER INSURANCE:** 41.67  
**MORTGAGE INSURANCE:** 0.00

**PRINCIPAL & INTEREST:** 1,054.43  
**TAXES:** 263.92  
**HOMEOWNER INSURANCE:** 41.67  
**MORTGAGE INSURANCE:** 78.40

**PRINCIPAL & INTEREST:** 1,062.99  
**TAXES:** 0.00  
**HOMEOWNER INSURANCE:** 263.92  
**MORTGAGE INSURANCE:** 41.67  
**MORTGAGE INSURANCE:** 0.00

**TOTAL MONTHLY PAYMENT:** \$1,333.76  
**SETTLEMENT COSTS**  
**CLOSING COSTS:** \$3,291.67  
**PREPAID ITEMS:** 2,860.00  
**POINTS (If Applicable):** 0.00  
**DOWN PAYMENT:** 9,625.00  
**TOTAL COSTS:** \$15,776.67

**SETTLEMENT COSTS**  
**CLOSING COSTS:** \$3,291.67  
**PREPAID ITEMS:** 2,860.00  
**POINTS (If Applicable):** 0.00  
**DOWN PAYMENT:** 6,737.50  
**TOTAL COSTS:** \$12,889.17

**SETTLEMENT COSTS**  
**CLOSING COSTS:** \$3,291.67  
**PREPAID ITEMS:** 2,860.00  
**POINTS (If Applicable):** 0.00  
**DOWN PAYMENT:** 0.00  
**TOTAL COSTS:** \$6,151.67

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

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**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**

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