

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

315 Buckingham Avenue
Syracuse, NY 13210

Ann Coyne
Homestead Financial
445-2000 ext. 251

September 15, 2010

FHA - FIXED

Sales Price	\$135,000
Down Payment	4725
Base Mortgage	130,275
MIP	2,931

Interest Rate	4.38%
Term in Years	30
Point(s)	0.000

Mortgage Amount 133,206

MONTHLY PAYMENTS

Principal & Interest	\$665.08
Taxes	381.67
Hazard Insurance	40.05
MIP monthly	59.71

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certifications	130
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	974
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	900
Total	\$3,539

TOTAL PAYMENT **\$1,146.50**

DETAILS OF PURCHASE

Sales Price	\$135,000
Closing Costs/Prepays	9,480
SUBTOTAL	144,480
Less	
Mortgage Amount	133,206

PREPAID EXPENSES

Hazard Insurance	481
Tax Escrow/6 mos.	2,290
MIP Financed	2,931
Prepaid Interest/15 days	240
Other	0
Total	\$5,941

Costs Paid by Seller **0**

CASH NEEDED **\$11,274**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$47,442
MAXIMUM MONTHLY DEBT*	\$474

*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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18564 Route 11 • Watertown, NY 13601
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EQUAL HOUSING LENDER