

# 404 Third Street

## Liverpool, NY 13088



Does it get any sweeter? Heid's hot dogs and ice cream, Onondaga Lake Park, and Liverpool Village amenities, all at your fingertips. With its small-town feel yet easy access to Syracuse via Rt 81, the Thruway, and Rt 481, this little corner of Liverpool has it all. And speaking of having it all -- 404 Third St. boasts 4 bedrooms, 2.5 baths, and over 2000 sq ft of living space up, AND an additional 450 sq ft of bonus space in the finished lower level. The front to back living room accommodates a piano for the musically inclined. The spacious eat-in kitchen with center island will inspire the family chef. And the wonderful green expanse of the back yard lawn will entice both gardeners and croquet enthusiasts. Updated master bath, family room with fireplace, central air and so much more!



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### Paragon Home Loans, Inc.

5010 Campuswood Drive 205  
East Syracuse NY 13057



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$186,900	\$186,900	\$186,900
% Down	3.50%	0.00%	10.00%
First Loan	\$183,514	\$190,918	\$168,210
Term	30 Years	30 Years	30 Years
Rate	4.500%	4.500%	4.750%
APR*	5.869%	4.902%	5.247%

CASH TO CLOSE			
Down Payment	\$6,542	\$0	\$18,690
Closing Costs	\$4,564	\$4,147	\$4,439
Prepays/Impounds	\$8,419	\$8,786	\$8,408
<b>Total \$ Required</b>	<b>\$19,525</b>	<b>\$12,933</b>	<b>\$31,537</b>

HOUSING EXPENSE			
First Loan P & I	\$930	\$967	\$877
Taxes, Ins & MI	\$906	\$778	\$840
<b>Total Monthly Pmt</b>	<b>\$1,836</b>	<b>\$1,745</b>	<b>\$1,717</b>

INCOME TO QUALIFY			
<b>Income Guide</b>	<b>\$5,920</b>	<b>\$6,020</b>	<b>\$5,200</b>

\*APR = Annual Percentage Rate



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