

HOMESTEAD

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

Presented by-

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

For:

**407-409 Westmoreland Avenue
Syracuse, NY 13210**

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

June 12, 2009

FHA - FIXED

Sales Price	\$65,000
Down Payment	2275
Base Mortgage	62,725
MIP	1,098

Interest Rate	6.00%
Term in Years	30
Point(s)	0.000

Mortgage Amount 63,823

MONTHLY PAYMENTS

Principal & Interest	\$382.65
Taxes	251.33
Hazard Insurance	40.00
MIP monthly	28.75

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	450
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	454
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	600
Total	\$2,615

TOTAL PAYMENT **\$702.73**

DETAILS OF PURCHASE

Sales Price	\$65,000
Closing Costs/Prepays	5,858
SUBTOTAL	70,858
Less	
Mortgage Amount	63,823

PREPAID EXPENSES

Hazard Insurance	480
Tax Escrow/6 mos.	1,508
MIP Financed	1,098
Prepaid Interest/15 days	157
Other	0
Total	\$3,243

Costs Paid by Seller 0

CASH NEEDED **\$7,035**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME \$29,079

MAXIMUM MONTHLY DEBT* \$291

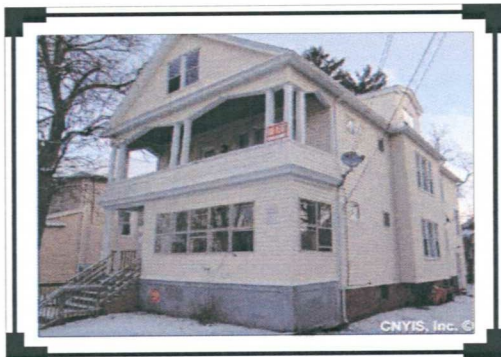
***based on minimum income**

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



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



407-09 Westmoreland Avenue
Syracuse E

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

PURCHASE PRICE:	\$65,000	TOTAL TAXES:	\$3,016
MORTGAGE TYPE:	80/5/15	FHA 30 YEAR FIXED	ZERO DOWN/ NO MI** 5/1 ARM
RATE:	5.88%	RATE:	5.50%
TERM (IN YEARS):	30	TERM (IN YEARS):	30
PERCENT DOWN :	5.00%	PERCENT DOWN :	0.00%
DOWN PAYMENT:	3,250.00	DOWN PAYMENT:	0
MORTGAGE AMOUNT:	52,000.00	FHA MAX. MORTGAGE:	63,500.00
SECOND MORTGAGE:	9,750.00	FHA MAX. MORTGAGE:	950.00
		MORTGAGE AMOUNT:	64,450.00

PRINCIPAL & INTEREST:	307.60		369.06
PRINCIPAL & INTEREST -SECOND MORTGAGE:	64.80	PRINCIPAL & INTEREST:	381.25
		TAXES:	251.33
TAXES:	251.33	HOMEOWNER INSURANCE:	41.67
HOMEOWNER INSURANCE:	41.67	MORTGAGE INSURANCE:	0.00
MORTGAGE INSURANCE:	0.00		-----

TOTAL MONTHLY PAYMENT:	\$665.40		\$700.71
			\$662.06

SETTLEMENT COSTS		SETTLEMENT COSTS	
CLOSING COSTS:	\$1,831.88	CLOSING COSTS:	\$1,831.88
PREPAID ITEMS:	2,572.00	PREPAID ITEMS:	2,572.00
POINTS (IF Applicable):	0.00	POINTS (IF Applicable):	0.00
DOWN PAYMENT:	3,250.00	DOWN PAYMENT:	2,275.00

TOTAL COSTS:	\$7,653.88	TOTAL COSTS:	\$6,678.88
			\$4,403.88

INQUIRE ABOUT SELLERS CONCESSIONS
MAXIMIZE TAX ADVANTAGES

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"

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

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**