

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



414 Helen Street
 Syracuse N



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

PURCHASE PRICE: \$52,500

80/5/15
 MORTGAGE TYPE: 5.00%
 RATE: 30
 TERM (IN YEARS): 5.00%
 PERCENT DOWN: 2,625.00
 DOWN PAYMENT: 42,000.00
 MORTGAGE AMOUNT: 7,875.00
 SECOND MORTGAGE:
 PRINCIPAL & INTEREST: 225.47
 PRINCIPAL & INTEREST -SECOND MORTGAGE: 52.34
 TAXES: 181.83
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.00%
 30
 TERM (IN YEARS): 5.00%
 PERCENT DOWN: 3.50%
 DOWN PAYMENT: 1,837.50
 MORTGAGE AMOUNT: 51,300.00
 FHA MAX. MORTGAGE: 750.00
 SECOND MORTGAGE: 52,050.00
 PRINCIPAL & INTEREST: 279.42
 TAXES: 181.83
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 21.38

\$2,182

ZERO DOWN/ NO MI 5/1 ARM** 5.00%
 30
 TERM (IN YEARS): 0.00%
 PERCENT DOWN: 0
 DOWN PAYMENT: 52,500.00
 MORTGAGE AMOUNT: 0.00

TOTAL MONTHLY PAYMENT: \$501.31

\$524.30

\$505.33

SETTLEMENT COSTS

CLOSING COSTS: \$1,696.63
 PREPAID ITEMS: 1,953.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 2,625.00

TOTAL COSTS: \$6,274.63

SETTLEMENT COSTS

CLOSING COSTS: \$1,696.63
 PREPAID ITEMS: 1,953.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 1,837.50

\$5,487.13

\$3,649.63

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

Debb Parker specializes in providing several financing options
 and encourages buyers to choose the product that best fits their needs

KEEP YOUR INVESTMENTS GROWING
 THINK "BIG PICTURE"

FICO SCORE DRIVEN

INTEREST RATES SUBJECT TO CHANGE

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

**FIRST TIME HOME-BUYERS ONLY

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

414 Helen Street
Syracuse, NY 13203

Ann Coyne
Homestead Financial
445-2000 ext. 251

April 10, 2009

FHA - FIXED

Sales Price \$52,500
 Down Payment 1850
 Base Mortgage 50,650
 MIP 886

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

Mortgage Amount 51,536

CLOSING COSTS

Discount Points 0
 Underwriting Fee 350
 Appraisal Fee 350
 Flood Certification 30
 Credit Report 26
 Recording Fees 170
 N.Y. Mortgage Tax 362
 Banks's Attorney Fee 450
 Abstract Update 85
 Title Insurance 550
 Total \$2,373

MONTHLY PAYMENTS

Principal & Interest \$284.59
 Taxes 181.83
 Hazard Insurance 25.00
 MIP monthly 23.21

TOTAL PAYMENT \$514.63

PREPAID EXPENSES

Hazard Insurance 300
 Tax Escrow/6 mos. 1,091
 MIP Financed 886
 Prepaid Interest/15 days 111
 Other 0
 Total \$2,389

DETAILS OF PURCHASE

Sales Price \$52,500
 Closing Costs/Prepays 4,761
 SUBTOTAL 57,261
 Less
 Mortgage Amount 51,536

Costs Paid by Seller 0

CASH NEEDED \$5,725

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME \$21,295
MAXIMUM MONTHLY DEBT* \$213

***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