

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



440 Buckingham Avenue  
 Syracuse E



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

**PURCHASE PRICE: \$150,000**

**MORTGAGE TYPE: 80/15/15**

RATE: 5.63%  
 TERM (IN YEARS): 30  
 PERCENT DOWN: 5.00%  
 DOWN PAYMENT: 7,500.00  
 MORTGAGE AMOUNT: 120,000.00  
 SECOND MORTGAGE: 22,500.00

PRINCIPAL & INTEREST: 690.79  
 PRINCIPAL & INTEREST -SECOND MORTGAGE: 149.54  
 TAXES: 329.25  
 HOMEOWNER INSURANCE: 41.67  
 MORTGAGE INSURANCE: 0.00

**TOTAL TAXES:**

**FHA 30 YEAR FIXED** 5.50%  
 RATE: 5.50%  
 TERM (IN YEARS): 30  
 PERCENT DOWN: 2.25%  
 DOWN PAYMENT: 3,375.00  
 FHA MAX. MORTGAGE: 146,600.00  
 FHA MAX. MORTGAGE: 2,150.00  
 MORTGAGE AMOUNT: 148,750.00

PRINCIPAL & INTEREST: 844.59  
 TAXES: 329.25  
 HOMEOWNER INSURANCE: 41.67  
 MORTGAGE INSURANCE: 61.08

**\$3,951**

**ZERO DOWN/ NO MI\*\* 5/1 ARM** 5.25%  
 RATE: 5.25%  
 TERM (IN YEARS): 30  
 PERCENT DOWN: 0.00%  
 DOWN PAYMENT: 0  
 FHA MAX. MORTGAGE: 150,000.00  
 FHA MAX. MORTGAGE: 0.00

PRINCIPAL & INTEREST: 828.31  
 TAXES: 329.25  
 HOMEOWNER INSURANCE: 41.67  
 MORTGAGE INSURANCE: 0.00

**TOTAL MONTHLY PAYMENT: \$1,211.25**

**\$1,276.59**

**\$1,199.23**

**SETTLEMENT COSTS**

CLOSING COSTS: \$2,840.73  
 PREPAID ITEMS: 3,354.40  
 POINTS (IF APPLICABLE): 0.00  
 DOWN PAYMENT: 7,500.00

**TOTAL COSTS: \$13,695.13**

**SETTLEMENT COSTS**

CLOSING COSTS: \$2,840.73  
 PREPAID ITEMS: 3,354.40  
 POINTS (IF APPLICABLE): 0.00  
 DOWN PAYMENT: 3,375.00

**\$9,570.13**

**\$6,195.13**

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\*

\*\*FIRST TIME HOME-BUYERS ONLY

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

# HOMESTEAD

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

Presented by-

**Pei Lin Huang**  
**Keller Williams Realty**  
**474-1899**

For:

**440 Buckingham Avenue**  
**Syracuse, NY 13210**

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

March 4, 2009

## FHA - FIXED

Sales Price	\$150,000
Down Payment	5250
Base Mortgage	144,750
MIP	2,533

**Mortgage Amount** 147,283

### CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1080
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	950
Total	\$3,491

### PREPAID EXPENSES

Hazard Insurance	525
Tax Escrow/6 mos.	1,976
MIP Financed	2,533
Prepaid Interest/15 days	333
Other	0
Total	\$5,367

Interest Rate	5.50%
Term in Years	30
Point(s)	0.000

### MONTHLY PAYMENTS

Principal & Interest	\$836.26
Taxes	329.25
Hazard Insurance	43.75
MIP monthly	66.34

**TOTAL PAYMENT** **\$1,275.60**

### DETAILS OF PURCHASE

Sales Price	\$150,000
Closing Costs/Prepays	8,857
SUBTOTAL	158,857
Less	
Mortgage Amount	147,283

### Costs Paid by Seller

0

**CASH NEEDED** **\$11,574**

### QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$52,783
MAXIMUM MONTHLY DEBT*	\$528

\*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



EQUAL HOUSING LENDER