

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

4802 Burrstone Road
Syracuse, NY 13215

Ann Coyne
Homestead Financial
445-2000 ext. 251

February 17, 2009

FHA - FIXED

Sales Price	\$194,500
Down Payment	6850
Base Mortgage	187,650
MIP	3,284

Interest Rate	5.75%
Term in Years	30
Point(s)	0.000

Mortgage Amount 190,934

MONTHLY PAYMENTS

Principal & Interest	\$1,114.24
Taxes	499.17
Hazard Insurance	56.73
MIP monthly	86.01

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1407
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1200
Total	\$4,068

TOTAL PAYMENT **\$1,756.14**

DETAILS OF PURCHASE

Sales Price	\$194,500
Closing Costs/Prepays	14,474
SUBTOTAL	208,974
Less	
Mortgage Amount	190,934

PREPAID EXPENSES

Hazard Insurance	681
Tax Escrow/12 mos.	5,990
MIP Financed	3,284
Prepaid Interest/15 days	451
Other	0
Total	\$10,406

Costs Paid by Seller 0

CASH NEEDED **\$18,040**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$72,668
MAXIMUM MONTHLY DEBT*	\$727

*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**

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

4802 Burrstone Road
 Onondaga



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

PURCHASE PRICE: \$194,500

TOTAL TAXES:

\$5,990

MORTGAGE TYPE: 80/5/15
RATE: 5.25%
TERM (IN YEARS): 30
PERCENT DOWN: 5.00%
DOWN PAYMENT: 9,725.00
MORTGAGE AMOUNT: 155,600.00
SECOND MORTGAGE: 29,175.00

RATE: 5.00%
TERM (IN YEARS): 30
PERCENT DOWN: 2.25%
DOWN PAYMENT: 4,376.25
FHA MAX. MORTGAGE: 190,100.00
FHA MAX. MORTGAGE: 2,850.00
MORTGAGE AMOUNT: 192,950.00

FHA 30 YEAR FIXED
ZERO DOWN/ NO MI 5/1 ARM**
RATE: 5.38%
TERM (IN YEARS): 30
PERCENT DOWN: 0.00%
DOWN PAYMENT: 0
FHA MAX. MORTGAGE: 194,500.00
FHA MAX. MORTGAGE: 0.00
MORTGAGE AMOUNT: 192,950.00

PRINCIPAL & INTEREST: 859.23
TAXES: 193.91
HOMEOOWNER INSURANCE: 499.17
MORTGAGE INSURANCE: 41.67
MORTGAGE INSURANCE: 0.00

PRINCIPAL & INTEREST: 1,035.80
TAXES: 499.17
HOMEOOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 79.21

PRINCIPAL & INTEREST: 1,089.14
TAXES: 0.00
HOMEOOWNER INSURANCE: 499.17
MORTGAGE INSURANCE: 41.67
MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$1,593.97

\$1,655.84

\$1,629.97

SETTLEMENT COSTS

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CLOSING COSTS: \$3,314.62
PREPAID ITEMS: 6,892.00
POINTS (If Applicable): 0.00
DOWN PAYMENT: 9,725.00

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PREPAID ITEMS: 6,892.00
POINTS (If Applicable): 0.00
DOWN PAYMENT: 0.00

TOTAL COSTS: \$19,931.62

\$14,582.87

\$10,206.62

INQUIRE ABOUT SELLERS CONCESSIONS
 MAXIMIZE TAX ADVANTAGES

DEBB PARKER

COMMONFUND MORTGAGE

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

WWW.CNYHOMEFINANCING.COM
 E-MAIL: DEBB@CNYHOMEFINANCING.COM

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

KEEP YOUR INVESTMENTS GROWING

THINK "BIG PICTURE"



Mary Lou Colbert - Mortgage Executive
 432-1971, ext 6426
marylouc@americu.org
 Fax 432-0578



Welcome to: 4802 Burrstone Rd, Syracuse, 13215
Prepared for: Pei Lin Huang - Keller Williams - Syra

Purchase Price: \$194,500

	<u>30 Yr Fixed</u>	<u>80/15/5</u>	<u>FHA</u>
Loan Amount	\$184,775	\$155,600	\$190,977
Rate - EFF; 02/20/09	5.250%	5.250%	6.000%
Down Payment	\$9,725	\$38,900	\$6,808
Points/FHLMC Fee	462	389	0
Flood Cert, Tax Serv	97	97	97
Credit Report	18	18	18
Appraisal	275	275	275
Recording	115	115	115
Abstract	100	100	100
Bank Attorney	425	425	425
Loan Evaluation	50	50	50
Doc Prep/other fees	50	267	50
Title Insurance	1087	972	1106
NYS Mtg Tax	1361	1142	1407
Property Tax	5990	5990	5990
Homeowners Ins	600	600	600
Prepaid Interest	808	681	955
-Seller Concessions			
-Grant or other credits*		\$29,175	
CASH REQUIRED	\$21,163	\$20,846	\$17,996
Principal & Interest	\$1,020.33	\$859.23	\$1,145.00
Taxes	499	499	499
Homeowners Insurance	50	50	50
Monthly PMI	120	0	86
2nd Mortgage	0.00	266.33	0
HOA			
Total Monthly	\$1,689.60	\$1,674.72	\$1,780.20

***Sonyma/Homeheadquarters/UNPA**
Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
Rates Subject to change without notice
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months

Note: Additional fees may apply based on individual credit scores.
 FHA list includes 1/09 change in down payment and MIP costs.
 Rates eff. 02/20/09 and subject to

Tax Escrow ONLY Required on FHA, VA & NOO
Cash to close is estimated