

# HOMESTEAD

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

Presented by-

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

For:

**4906 Bear Road**  
**Liverpool, NY 13088**

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

June 14, 2010

## **FHA - FIXED**

Sales Price	\$155,000
Down Payment	5425
Base Mortgage	149,575
MIP	3,365

Interest Rate	4.75%
Term in Years	30
Point(s)	0.000

**Mortgage Amount** 152,940

### **MONTHLY PAYMENTS**

Principal & Interest	\$797.81
Taxes	212.58
Hazard Insurance	45.21
MIP monthly	68.56

### **CLOSING COSTS**

Discount Points	0
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certifications	130
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	1122
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	900
Total	\$3,687

### **TOTAL PAYMENT**

**\$1,124.16**

### **DETAILS OF PURCHASE**

Sales Price	\$155,000
Closing Costs/Prepays	10,445
SUBTOTAL	165,445
Less	
Mortgage Amount	152,940

### **PREPAID EXPENSES**

Hazard Insurance	543
Tax Escrow/12 mos.	2,551
MIP Financed	3,365
Prepaid Interest/15 days	299
Other	0
Total	\$6,758

### **Costs Paid by Seller**

**0**

### **CASH NEEDED**

**\$12,504**

### **QUALIFYING RATIOS:**

MINIMUM YEARLY INCOME	\$46,517
MAXIMUM MONTHLY DEBT*	\$465

\*based on minimum income

5010 Campuswood Drive, Suite 205 • East Syracuse, NY 13057  
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EQUAL HOUSING LENDER