

# HOMESTEAD

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

Presented by-

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

For:

**4923 Tinderbox Circle**  
**Manlius, NY 13104**

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

September 22, 2010

## **FHA - FIXED**

Sales Price	\$215,000
Down Payment	7525
Base Mortgage	207,475
MIP	4,668

Interest Rate	4.25%
Term in Years	30
Point(s)	0.000

**Mortgage Amount** 212,143

### **MONTHLY PAYMENTS**

Principal & Interest	\$1,043.62
Taxes	767.58
Hazard Insurance	62.71
MIP monthly	95.09

### **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	1566
Banks's Attorney Fee	450
Abstract Update	150
Title Insurance	1300
Total	\$4,596

**TOTAL PAYMENT** **\$1,969.00**

### **DETAILS OF PURCHASE**

Sales Price	\$215,000
Closing Costs/Prepays	19,598
SUBTOTAL	234,598
Less	
Mortgage Amount	212,143

### **PREPAID EXPENSES**

Hazard Insurance	753
Tax Escrow/12 mos.	9,211
MIP Financed	4,668
Prepaid Interest/15 days	371
Other	0
Total	\$15,002

**Costs Paid by Seller** **0**

**CASH NEEDED** **\$22,455**

### **QUALIFYING RATIOS:**

MINIMUM YEARLY INCOME	\$81,476
MAXIMUM MONTHLY DEBT*	\$815

\*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



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