

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

502 Crawford Avenue
Syracuse, NY 13224

Ann Coyne
Homestead Financial
445-2000 ext. 251

August 9, 2010

FHA - FIXED

Sales Price	\$153,000
Down Payment	5355
Base Mortgage	147,645
MIP	3,322

Interest Rate	4.38%
Term in Years	30
Point(s)	0.000

Mortgage Amount 150,967

MONTHLY PAYMENTS

Principal & Interest	\$753.76
Taxes	426.58
Hazard Insurance	50.00
MIP monthly	67.67

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certification	130
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	1107
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	900
Total	\$3,672

TOTAL PAYMENT **\$1,298.01**

DETAILS OF PURCHASE

Sales Price	\$153,000
Closing Costs/Prepays	10,425
SUBTOTAL	163,425
Less	
Mortgage Amount	150,967

PREPAID EXPENSES

Hazard Insurance	600
Tax Escrow/6 mos.	2,560
MIP Financed	3,322
Prepaid Interest/15 days	271
Other	0
Total	\$6,753

Costs Paid by Seller **0**

CASH NEEDED **\$12,458**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$53,711
MAXIMUM MONTHLY DEBT*	\$537

*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
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18564 Route 11 • Watertown, NY 13601
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EQUAL HOUSING LENDER