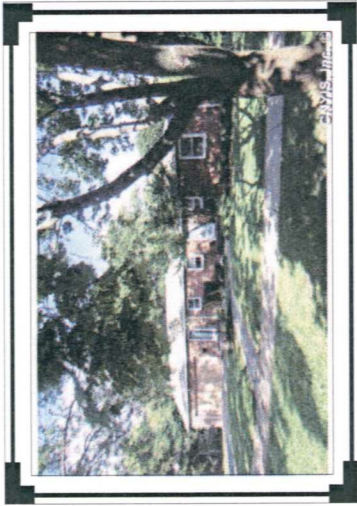




Pei Lin Huang
KELLER WILLIAMS SYRACUSE
474-1899
PeiLin@PeiLin.com

608 Crawford Avenue
Syracuse E



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

PURCHASE PRICE: \$194,900

MORTGAGE TYPE: 80/15/15
RATE: 5.25%
TERM (IN YEARS): 30
PERCENT DOWN: 5.00%
DOWN PAYMENT: 9,745.00
MORTGAGE AMOUNT: 155,920.00
SECOND MORTGAGE: 29,235.00

PRINCIPAL & INTEREST: 861.00
PRINCIPAL & INTEREST - SECOND MORTGAGE: 180.00
TAXES: 495.08
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.00%
30 3.50%
DOWN PAYMENT: 6,821.50
FHA MAX. MORTGAGE: 190,500.00
MORTGAGE AMOUNT: 2,850.00
193,350.00

PRINCIPAL & INTEREST: 1,037.94
TAXES: 495.08
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 79.38

\$5,941

ZERO DOWN/ NO MI 5/1 ARM**

5.25% 30
0.00% 0
194,900.00
0.00
1,076.25
0.00
495.08
41.67
0.00

TOTAL MONTHLY PAYMENT: \$1,577.75

\$1,654.07

SETTLEMENT COSTS

CLOSING COSTS: \$3,325.37
PREPAID ITEMS: 4,791.00
POINTS (IF Applicable): 0.00
DOWN PAYMENT: 9,745.00

TOTAL COSTS: \$17,861.37

SETTLEMENT COSTS

CLOSING COSTS: \$3,325.37
PREPAID ITEMS: 4,791.00
POINTS (IF Applicable): 0.00
DOWN PAYMENT: 6,821.50

\$14,937.87

\$8,116.37

INQUIRE ABOUT SELLERS CONCESSIONS
MAXIMIZE TAX ADVANTAGES

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

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"

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

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

****FIRST TIME HOME-BUYERS ONLY**

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

608 Crawford Avenue
Syracuse, NY 13224

Ann Coyne
Homestead Financial
445-2000 ext. 251

October 8, 2009

FHA - FIXED

Sales Price \$194,900
 Down Payment 6900
 Base Mortgage 188,000
 MIP 3,290

Interest Rate 5.00%
 Term in Years 30
 Point(s) 0.000

Mortgage Amount 191,290

MONTHLY PAYMENTS

Principal & Interest \$1,026.89
 Taxes 495.08
 Hazard Insurance 50.00
 MIP monthly 86.17

CLOSING COSTS

Discount Points 0
 Underwriting Fee 350
 Appraisal Fee 350
 Flood and Fraud Certifications 80
 Credit Report 26
 Recording Fees 170
 N.Y. Mortgage Tax 1410
 Banks's Attorney Fee 450
 Abstract Update 85
 Title Insurance 1200
 Total \$4,121

TOTAL PAYMENT \$1,658.14

DETAILS OF PURCHASE

Sales Price \$194,900
 Closing Costs/Prepays 11,374
 SUBTOTAL 206,274
 Less
 Mortgage Amount 191,290

PREPAID EXPENSES

Hazard Insurance 600
 Tax Escrow/6 mos. 2,971
 MIP Financed 3,290
 Prepaid Interest/15 days 393
 Other 0
 Total \$7,254

Costs Paid by Seller 0

CASH NEEDED \$14,984

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME \$68,613
 MAXIMUM MONTHLY DEBT* \$686

*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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