

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

691 Allen Street
 Syracuse E



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



PURCHASE PRICE: \$135,000

MORTGAGE TYPE: 80/5/15

RATE: 5.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 5.00%
 DOWN PAYMENT: 6,750.00
 MORTGAGE AMOUNT: 108,000.00
 SECOND MORTGAGE: 20,250.00

TOTAL TAXES:

FHA 30 YEAR FIXED

RATE: 5.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 3.50%
 DOWN PAYMENT: 4,725.00
 FHA MAX. MORTGAGE: 131,950.00
 FHA MAX. MORTGAGE: 1,950.00
 MORTGAGE AMOUNT: 133,900.00

ZERO DOWN/ NO MI 5/1 ARM**

RATE: 5.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 0.00%
 DOWN PAYMENT: 0
 FHA MAX. MORTGAGE: 135,000.00
 MORTGAGE AMOUNT: 0.00

PRINCIPAL & INTEREST: 579.77
 PRINCIPAL & INTEREST -SECOND MORTGAGE: 134.59
 TAXES: 328.17
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

PRINCIPAL & INTEREST: 718.80
 TAXES: 328.17
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 54.98

TOTAL MONTHLY PAYMENT: \$1,084.19

\$1,143.61

\$1,094.54

SETTLEMENT COSTS

CLOSING COSTS: \$2,580.25
 PREPAID ITEMS: 3,302.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 6,750.00

CLOSING COSTS: \$2,580.25
 PREPAID ITEMS: 3,302.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 4,725.00

TOTAL COSTS: \$12,632.25

\$10,607.25

\$5,882.25

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

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

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

HOMESTEAD

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

Presented by-

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

For:

**691 Allen Street
Syracuse, NY 13210**

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

April 7, 2009

FHA - FIXED

Sales Price	\$135,000
Down Payment	4725
Base Mortgage	130,275
MIP	2,280

Mortgage Amount 132,555

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	969
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	900
Total	\$3,330

PREPAID EXPENSES

Hazard Insurance	473
Tax Escrow/6 mos.	1,969
MIP Financed	2,280
Prepaid Interest/15 days	272
Other	0
Total	\$4,994

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

MONTHLY PAYMENTS

Principal & Interest	\$711.58
Taxes	328.17
Hazard Insurance	39.38
MIP monthly	59.71

TOTAL PAYMENT \$1,138.83

DETAILS OF PURCHASE

Sales Price	\$135,000
Closing Costs/Prepays	8,324
SUBTOTAL	143,324
Less	
Mortgage Amount	132,555

Costs Paid by Seller 0

CASH NEEDED \$10,769

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$47,124
MAXIMUM MONTHLY DEBT*	\$471

***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