

# HOMESTEAD

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

Presented by-

**Pei Lin Team @**

**Keller Williams Realty**

**474-1899**

For:

**710 Jamesville Avenue  
Syracuse, NY 13210**

**Ann Coyne**

**Homestead Financial**

**445-2000 ext. 251**

*January 15, 2010*

## **FHA - FIXED**

Sales Price	\$72,500
Down Payment	2550
Base Mortgage	69,950
MIP	1,224

Interest Rate	5.25%
Term in Years	30
Point(s)	0.000

**Mortgage Amount** 71,174

### MONTHLY PAYMENTS

Principal & Interest	\$393.03
Taxes	187.08
Hazard Insurance	35.00
MIP monthly	32.06

### CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood & Fraud Certifications	80
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	509
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	650
Total	\$2,670

**TOTAL PAYMENT** **\$647.17**

### DETAILS OF PURCHASE

Sales Price	\$72,500
Closing Costs/Prepays	5,590
SUBTOTAL	78,090
Less	
Mortgage Amount	71,174

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

**CASH NEEDED** **\$6,916**

### QUALIFYING RATIOS:

**MINIMUM YEARLY INCOME** \$26,779

**MAXIMUM MONTHLY DEBT\*** \$268

*\*based on minimum income*

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