



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

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

8062 Lucas Drive
 Clay



PURCHASE PRICE: \$195,000

TOTAL TAXES:

\$5,645

MORTGAGE TYPE: 80/5/15
RATE: 6.50%
TERM (IN YEARS): 30
PERCENT DOWN: 20.00%
DOWN PAYMENT: 9,750.00
MORTGAGE AMOUNT: 156,000.00
SECOND MORTGAGE: 29,250.00

FHA 30 YEAR FIXED
RATE: 6.50%
TERM (IN YEARS): 30
PERCENT DOWN: 2.25%
DOWN PAYMENT: 4,400.00
FHA MAX. MORTGAGE: 190,600.00
FHA MAX. MORTGAGE: 2,850.00
MORTGAGE AMOUNT: 193,450.00

NEHEMIAH
RATE: 6.50%
TERM (IN YEARS): 30
PERCENT DOWN: 2.25%
DOWN PAYMENT: 4,750.00
MORTGAGE AMOUNT: 204,850.00
SECOND MORTGAGE: 3,050.00
MORTGAGE AMOUNT: 207,900.00

PRINCIPAL & INTEREST: 986.03
PRINCIPAL & INTEREST -SECOND MORTGAG: 231.16
TAXES: 470.42
HOMEOWNER INSURANCE: 0.00
MORTGAGE INSURANCE: 0.00

PRINCIPAL & INTEREST: 1,222.74
TAXES: 470.42
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 79.42

PRINCIPAL & INTEREST: 1,314.07
TAXES: 470.42
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 85.35

TOTAL MONTHLY PAYMENT: \$1,687.61

\$1,814.24

\$1,911.51

SETTLEMENT COSTS

SETTLEMENT COSTS

CLOSING COSTS: \$3,325.37
PREPAID ITEMS: 6,669.00
POINTS (If Applicable): 0.00
DOWN PAYMENT: 9,750.00

CLOSING COSTS: \$2,225.50
PREPAID ITEMS: 6,669.00
POINTS (If Applicable): 0.00
DOWN PAYMENT: 4,400.00

CLOSING COSTS: \$50.48
PREPAID ITEMS: 0.00
POINTS (If Applicable): 0.00
DOWN PAYMENT: 50.48

TOTAL COSTS: \$19,744.37

\$13,294.50

\$50.48

INQUIRE ABOUT SELLERS CONCESSION:
 MAXIMIZE TAX ADVANTAGES

DEBB PARKER & SHANNYN GERRY

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"

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

FICO SCORE DRIVEN

Debb Parker and Shannyn Gerry specialize in providing several financing options and encourages buyers to choose the product that best fits their needs

INTEREST RATES SUBJECT TO CHANGE



Mary Lou Colbert - Mortgage Executive
 432-1971, ext 6426
marylouc@americu.org
 Fax 432-0578



Welcome to: 8062 LUCAS DR, CLAY 13041
Prepared for: PEI LIN HUANG, KELLER-WILLIAMS

PURCHASE PRICE: \$195000.

	<u>30 Yr Fixed</u>	<u>80/20 Fixed</u>	<u>FHA</u>	<u>ARM 5/1</u>
Loan Amount	\$185,250	\$156,000	\$193,472	\$185,250
Rate	6.500%	6.500%	6.500%	5.875%
Down Payment	\$9,750	\$39,000	\$4,388	\$9,750
Points/FHLMC Fee	0	2340	0	0
Flood Cert, Tax Serv	97	97	15	97
Credit Report	18	18	18	0
Appraisal	275	275	275	275
Recording	115	115	115	115
Abstract	90	90	90	90
Bank Attorney	425	425	425	425
Loan Evaluation	50	50	50	50
Doc Prep/other fees	50	268	0	50
Title Insurance	1122	891	1158	1122
NYS Mtg Tax	1364	1145	1426	1364
Property Tax	5645	5645	5645	5645
Homeowners Ins	500	500	500	500
Prepaid Interest	1003	845	1048	953
-Seller Concessions				
-Grant or other credits*		\$39,000		
CASH REQUIRED	\$20,505	\$12,704	\$15,153	\$20,436
Principal & Interest	\$1,170.91	\$986.03	\$1,222.87	\$1,148.77
Taxes	470	470	470	470
Homeowners Insurance	42	42	42	42
Monthly PMI	96	0	79	96
2nd Mortgage	0.00	378.35	0	
HOA				
Total Monthly	\$1,778.70	\$1,876.46	\$1,814.38	\$1,756.77

***Ameridream/Sonyma/Homeheadquarters/UNPA**
Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
Rates Subject to change without notice
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months
 Stated Income/Stated Asset-S/Emp 10% down,
 Tax Escrow ONLY Required on FHA, VA & NOO
Cash to close is estimated