

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



8127 Verbeck Drive
 Manlius



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

PURCHASE PRICE: \$185,000

MORTGAGE TYPE: 80/15/15
 RATE: 6.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 20.00%
 DOWN PAYMENT: 9,250.00
 MORTGAGE AMOUNT: 148,000.00
 SECOND MORTGAGE: 27,750.00
 PRINCIPAL & INTEREST: 887.33
 PRINCIPAL & INTEREST-SECOND MORTGAGE: 219.30
 TAXES: 382.50
 HOMEOWNER INSURANCE: 0.00
 MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$1,489.13

TOTAL TAXES:

FHA 30 YEAR FIXED
 RATE: 6.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 4,200.00
 FHA MAX. MORTGAGE: 180,800.00
 FHA MAX. MORTGAGE: 2,700.00
 MORTGAGE AMOUNT: 183,500.00
 PRINCIPAL & INTEREST: 1,100.18
 TAXES: 382.50
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 75.33

TOTAL MONTHLY PAYMENT: \$1,599.68

\$4,590

NEHEMIAH
 RATE: 6.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 4,500.00
 FHA MAX. MORTGAGE: 193,800.00
 FHA MAX. MORTGAGE: 2,900.00
 MORTGAGE AMOUNT: 196,700.00
 PRINCIPAL & INTEREST: 1,179.32
 TAXES: 382.50
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 80.75

\$1,684.24

SETTLEMENT COSTS

CLOSING COSTS: \$3,216.81
 PREPAID ITEMS: 5,549.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 9,250.00

TOTAL COSTS: \$18,015.81

SETTLEMENT COSTS

CLOSING COSTS: \$2,225.50
 PREPAID ITEMS: 5,549.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 4,200.00

TOTAL COSTS: \$11,974.50

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

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

FICO SCORE DRIVEN



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



Welcome to: 8127 Verbeck Dr, Manlius NY
 Prepared for: PEI LIN HUANG, KELLER-WILLIAMS

Purchase Price: \$185000.

	<u>30 Yr Fixed (5% Down)</u>	<u>80/15/5</u>	<u>30 Yr Fixed</u>	<u>FHA</u>
Loan Amount	\$175,750	\$148,000	\$148,000	\$183,550
Rate****6/05/08	6.250%	6.250%	6.250%	6.250%
Down Payment	\$9,250	\$37,000	\$37,000	\$4,163
Points/FHLMC Fee	\$439	833	370	0
Flood Cert, Tax Serv	97	97	97	97
Credit Report	18	18	18	18
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	183	50	50
Title Insurance	1046	943	943	1,067
NYS Mtg Tax	1293	1085	1,085	\$1,352
Property Tax	4590	4590	4,590	4590
Homeowners Ins	500	500	500	500
Prepaid Interest	915	771	770	956
-Seller Concessions				
-Grant or other credits*		\$27,750		
CASH REQUIRED	\$19,154	\$19,224	\$46,378	\$13,747
Principal & Interest	\$1,082.12	\$911.26	\$1,085.00	\$1,130.15
Taxes	383	383	383	383
Homeowners Insurance	42	42	42	41
Monthly PMI	91	0	0	\$75
2nd Mortgage	0.00	261.20	0	
HOA				
Total Monthly	\$1,597.09	\$1,596.63	\$1,509.67	\$1,629.50

***Ameridream/Sonyma/Homeheadquarters/UNPA**
Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
Rates as of 06/05/08 - Subject to change daily.
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months
 We recommend full preapprovals
 Tax Escrow ONLY Required on FHA & VA.
Cash to close is estimated

Please note that due to Secondary Market changes, tightening credit issues, there could be additional fees.