



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

819 Maryland Avenue
Syracuse E



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

PURCHASE PRICE: \$185,000

80/5/15
 MORTGAGE TYPE: 5.50%
 RATE: 30
 TERM (IN YEARS): 5.00%
 PERCENT DOWN: 9,250.00
 DOWN PAYMENT: 148,000.00
 MORTGAGE AMOUNT: 27,750.00
 SECOND MORTGAGE:

PRINCIPAL & INTEREST: 840.33
 PRINCIPAL & INTEREST -SECOND MORTGAGE: 170.86
 TAXES: 388.75
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$1,441.61

TOTAL TAXES:

FHA 30 YEAR FIXED 5.50%
 RATE: 30
 TERM (IN YEARS): 3.50%
 PERCENT DOWN: 6,475.00
 DOWN PAYMENT: 180,800.00
 FHA MAX. MORTGAGE: 2,700.00
 FHA MAX. MORTGAGE: 183,500.00
 MORTGAGE AMOUNT:

PRINCIPAL & INTEREST: 1,041.89
 TAXES: 388.75
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 75.33

TOTAL MONTHLY PAYMENT: \$1,547.64

\$4,665

ZERO DOWN/ NO MI 5/1 ARM**
 RATE: 5.63%
 TERM (IN YEARS): 30
 PERCENT DOWN: 0.00%
 DOWN PAYMENT: 0
 FHA MAX. MORTGAGE: 185,000.00
 FHA MAX. MORTGAGE: 0.00
 MORTGAGE AMOUNT:

PRINCIPAL & INTEREST: 1,064.96
 TAXES: 0.00
 HOMEOWNER INSURANCE: 388.75
 MORTGAGE INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

\$1,495.38

SETTLEMENT COSTS

CLOSING COSTS: \$3,216.81
 PREPAID ITEMS: 3,910.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 9,250.00

TOTAL COSTS: \$16,376.81

INQUIRE ABOUT SELLERS CONCESSIONS
 MAXIMIZE TAX ADVANTAGES

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

SETTLEMENT COSTS

CLOSING COSTS: \$3,216.81
 PREPAID ITEMS: 3,910.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 6,475.00

\$13,601.81

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**

HOMESTEAD

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

Presented by-

Pei Lin Team @

Keller Williams Realty

474-1899

For:

**819 Maryland Avenue
Syracuse, NY 13210**

Ann Coyne

Homestead Financial

445-2000 ext. 251

August 19, 2009

FHA - FIXED

Sales Price	\$185,000
Down Payment	6475
Base Mortgage	178,525
MIP	3,124

Mortgage Amount	181,649
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CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1337
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1200
Total	\$3,998

PREPAID EXPENSES

Hazard Insurance	648
Tax Escrow/6 mos.	2,333
MIP Financed	3,124
Prepaid Interest/15 days	401
Other	0
Total	\$6,505

Interest Rate	5.38%
Term in Years	30
Point(s)	0.000

MONTHLY PAYMENTS

Principal & Interest	\$1,017.18
Taxes	388.75
Hazard Insurance	53.96
MIP monthly	81.82

TOTAL PAYMENT

\$1,541.72

DETAILS OF PURCHASE

Sales Price	\$185,000
Closing Costs/Prepays	10,504
SUBTOTAL	195,504
Less	
Mortgage Amount	181,649

Costs Paid by Seller

0

CASH NEEDED

\$13,855

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$63,795
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MAXIMUM MONTHLY DEBT*	\$638
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**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



EQUAL HOUSING LENDER



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



Welcome to: 819 Maryland Ave, Syracuse 13210
 Prepared for: Pei Lin Huang - Keller Williams - Syracuse

Purchase Price: \$185,000

	<u>30 Yr Fixed</u>	<u>80/15/5</u>	<u>FHA</u>
Loan Amount	\$175,750	\$148,000	\$181,649
Rate - EFF; 8/19/09	5.500%	5.500%	5.500%
Down Payment	\$9,250	\$37,000	\$6,475
Points/FHLMC Fee	439	1110	0
Flood Cert, Tax Serv	110	110	110
Credit Report	20	20	20
Appraisal	350	350	350
Recording	115	115	115
Abstract	100	100	100
Bank Attorney	425	425	425
Loan Evaluation	50	50	50
Doc Prep/other fees	50	253	50
Title Insurance	1046	948	1087
NYS Mtg Tax	1293	1085	1337
Property Tax	4665	4665	4665
Homeowners Ins	650	650	650
Prepaid Interest	806	678	833
-Seller Concessions			
-Grant or other credits*		\$27,750	
CASH REQUIRED	\$19,369	\$19,809	\$16,267
Principal & Interest	\$997.89	\$840.33	\$1,031.38
Taxes	389	389	389
Homeowners Insurance	54	54	54
Monthly PMI	114	0	82
2nd Mortgage	0.00	253.32	0
HOA			
Total Monthly	\$1,555.04	\$1,536.56	\$1,556.37

*Sonyma/Homeheadquarters/UNPA
 Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
Rates Subject to change without notice - eff 8/19/09
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months

Note: Additional fees may apply on individual credit scores and FHA list includes 1/09 change in and MIP costs.

Tax Escrow ONLY Required on FHA, VA & NOO
Cash to close is estimated