



08/09/2007

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841 Bailey Road
 Fabius

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

PURCHASE PRICE: \$165,000

MORTGAGE TYPE: **80/15/15**
 RATE: 6.75%
 TERM (IN YEARS): 30
 PERCENT DOWN: 20.00%
 DOWN PAYMENT: 8,250.00
 MORTGAGE AMOUNT: 132,000.00
 SECOND MORTGAGE: 24,750.00
 PRINCIPAL & INTEREST: 856.15
 PRINCIPAL & INTEREST -SECOND MORTGAG: 195.59
 TAXES: 225.08
 HOMEOWNER INSURANCE: 0.00
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED
 RATE: 6.63%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 3,750.00
 FHA MAX. MORTGAGE: 161,250.00
 FHA MAX. MORTGAGE: 2,400.00
 MORTGAGE AMOUNT: 163,650.00
 PRINCIPAL & INTEREST: 1,047.87
 TAXES: 225.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 67.19

NEHEMIAH
 RATE: 6.63%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 4,000.00
 FHA MAX. MORTGAGE: 172,000.00
 FHA MAX. MORTGAGE: 2,550.00
 MORTGAGE AMOUNT: 174,550.00
 PRINCIPAL & INTEREST: 1,117.66
 TAXES: 225.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 71.67

\$2,701

TOTAL MONTHLY PAYMENT: \$1,276.82

\$1,381.81

\$1,456.08

SETTLEMENT COSTS

CLOSING COSTS: \$3,001.91
 PREPAID ITEMS: 3,653.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 8,250.00

TOTAL COSTS: \$14,904.91

SETTLEMENT COSTS

CLOSING COSTS: \$2,225.50
 PREPAID ITEMS: 3,653.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 3,750.00

TOTAL COSTS: \$9,628.50

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

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

KEEP YOUR INVESTMENTS GROWING
 THINK "BIG PICTURE"

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



Welcome to: 841 Bailey Rd, Fabius, NY 13063
Prepared for: PEI LIN HUANG, KELLER-WILLIAMS

Purchase Price: \$165000

	<u>30 Yr Fixed (5% Down)</u>	<u>80/20 Fixed</u>	<u>30 Yr Fixed</u>	<u>7/1 ARM</u>
Loan Amount	\$156,750	\$132,000	\$132,000	\$156,750
Rate	6.500%	6.500%	6.500%	6.00%
Down Payment	\$8,250	\$33,000	\$51,000	8250
Points/FHLMC Fee	0	1980	0	0
Flood Cert, Tax Serv	97	97	97	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	222.5	50	50
Title Insurance	972	876	876	972
NYS Mtg Tax	1151	965	2,609	\$1,151
Property Tax	2701	2701	2,701	2701
Homeowners Ins	500	500	500	1100
Prepaid Interest	849	715	715	830
-Seller Concessions				
-Grant or other credits*		\$33,000		
Cash Required (Estimate)	\$15,543	\$9,030	\$59,521	\$16,106
Principal & Interest	\$990.77	\$834.33	\$834.33	\$939.80
Taxes	225	225	225	225
Homeowners Insurance	42	42	42	42
Monthly PMI	81	0	0	81
2nd Mortgage	0.00	320.15	0	
HOA				
Total Monthly	\$1,338.50	\$1,421.23	\$1,101.33	\$1,287.80

***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

We recommend full preapprovals

Tax Escrow ONLY Required on FHA & VA.