

08/09/2010



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



8855 Lombardi Drive
 Cicero

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

PURCHASE PRICE: \$266,000 TOTAL TAXES: \$7,533

MORTGAGE TYPE:	Conventional 10% Down	Conventional 30 Year Fixed	5/1 YR ARM
RATE:	4.25%	4.25%	3.75%
TERM (IN YEARS):	30	30	30
PERCENT DOWN :	10.00%	20.00%	20.00%
DOWN PAYMENT:	26,600.00	53,200.00	53,200.00
MORTGAGE AMOUNT:	239,400.00	212,800.00	212,800.00

PRINCIPAL & INTEREST:	1,177.70	1,046.85	985.51
PRINCIPAL & INTEREST -SECOND MORTGAGE		0.00	0.00
TAXES:	627.75	627.75	627.75
HOMEOWNER INSURANCE:	41.67	41.67	41.67
MORTGAGE INSURANCE:	103.74	0.00	0.00

TOTAL MONTHLY PAYMENT:	\$1,950.86	\$1,716.27	\$1,654.93
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SETTLEMENT COSTS

CLOSING COSTS:	\$5,491.50	\$5,491.50	\$5,491.50
PREPAID ITEMS:	7,957.00	7,957.00	7,957.00
POINTS (IF Applicable):	0.00	0.00	0.00
DOWN PAYMENT:	26,600.00	53,200.00	53,200.00

TOTAL COSTS:	\$40,048.50	\$66,648.50	\$66,648.50
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SELLER MAY PAY UP TO 6% CONCESSIONS
 MAXIMIZE TAX ADVANTAGES

KEEP YOUR INVESTMENTS GROWING
 NO MORTGAGE INSURANCE

DEBB PARKER
 COMMONFUND MORTGAGE
 OFFICE: 472-5832 Ext 1052
 CELL: 374-5830
 www.cnyhomefinancing.com
 Email:debb@cnyhomefinancing.com

Debb Parker specializes in providing several financing options and encourage 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.

FICO SCORE DRIVEN

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

8855 Lombardi Drive
Cicero, NY 13039

Ann Coyne
Homestead Financial
445-2000 ext. 251

August 9, 2010

FHA - FIXED

Sales Price	\$266,000
Down Payment	9310
Base Mortgage	256,690
MIP	5,776

Mortgage Amount	262,466
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CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certifications	130
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	1943
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1225
Total	\$4,833

PREPAID EXPENSES

Hazard Insurance	1200
Tax Escrow/12 mos.	7,533
MIP Financed	5,776
Prepaid Interest/15 days	472
Other	0
Total	\$14,980

Interest Rate	4.38%
Term in Years	30
Point(s)	0.000

MONTHLY PAYMENTS

Principal & Interest	\$1,310.45
Taxes	627.75
Hazard Insurance	100.00
MIP monthly	117.65

<u>TOTAL PAYMENT</u>	\$2,155.85
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DETAILS OF PURCHASE

Sales Price	\$266,000
Closing Costs/Prepays	19,814
SUBTOTAL	285,814
Less	
Mortgage Amount	262,466

<u>Costs Paid by Seller</u>	0
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<u>CASH NEEDED</u>	\$23,348
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QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$89,208
MAXIMUM MONTHLY DEBT*	\$892

**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