



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

911 Crawford Avenue
 Syracuse E



PURCHASE PRICE: \$145,000

TOTAL TAXES: \$4,003

MORTGAGE TYPE:

80/5/15

FHA 30 YEAR FIXED

ZERO DOWN/ NO MI**

RATE: 6.25%
 TERM (IN YEARS): 30
 PERCENT DOWN: 20.00%
 DOWN PAYMENT: 7,250.00
 MORTGAGE AMOUNT: 116,000.00
 SECOND MORTGAGE: 21,750.00

RATE: 6.50%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 3,300.00
 FHA MAX. MORTGAGE: 141,700.00
 FHA MAX. MORTGAGE: 2,100.00
 MORTGAGE AMOUNT: 143,800.00

5.50%
 30
 0.00%
 0
 145,000.00
 0.00

PRINCIPAL & INTEREST: 714.23
 PRINCIPAL & INTEREST -SECOND MORTGAGE: 146.53
 TAXES: 333.58
 HOMEOWNER INSURANCE: 0.00
 MORTGAGE INSURANCE: 0.00

PRINCIPAL & INTEREST: 908.91
 TAXES: 333.58
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 59.04

823.29
 0.00
 333.58
 41.67
 0.00

TOTAL MONTHLY PAYMENT: \$1,194.34

\$1,343.20

\$1,198.54

SETTLEMENT COSTS

SETTLEMENT COSTS

CLOSING COSTS: \$2,786.99
 PREPAID ITEMS: 4,892.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 7,250.00

CLOSING COSTS: \$2,225.50
 PREPAID ITEMS: 4,892.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 3,300.00

\$2,757.00
 4,003.00
 0.00
 0.00

TOTAL COSTS: \$14,928.99

\$10,417.50

\$6,760.00

INQUIRE ABOUT SELLERS CONCESSIONS
 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

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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

**FIRST TIME HOME-BUYERS ONLY

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

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

KEEP YOUR INVESTMENTS GROWING
 THINK "BIG PICTURE"



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



Welcome to: 911 Crawford Ave., Syracuse, NY 13224
 Prepared for: PEI LIN HUANG, KELLER-WILLIAMS

Purchase Price: \$145000.

	<u>30 Yr Fixed (5% Down)</u>	<u>80/15/5</u>	<u>30 Yr Fixed</u>	<u>FHA</u>
Loan Amount	\$137,750	\$116,000	\$116,000	\$143,864
Rate****8/06/08	6.625%	6.625%	6.625%	6.750%
Down Payment	\$7,250	\$29,000	\$29,000	\$3,263
Points/FHLMC Fee	\$344	653	290	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	138	50	50
Title Insurance	948	785	785	948
NYS Mtg Tax	1008	845	905	\$1,054
Property Tax	4003	4003	4,003	4003
Homeowners Ins	500	500	500	500
Prepaid Interest	760	640	652	809
-Seller Concessions				
-Grant or other credits*		\$21,750		
CASH REQUIRED	\$15,934	\$15,884	\$37,255	\$11,697
Principal & Interest	\$882.03	\$742.76	\$742.76	\$933.10
Taxes	334	334	334	334
Homeowners Insuranc	42	42	42	42
Monthly PMI	71	0	0	\$59
2nd Mortgage	0.00	204.73	0	
HOA				
Total Monthly	\$1,328.45	\$1,322.74	\$1,118.43	\$1,368.15

*Ameridream/Sonyma/Homeheadquarters/UNPA
 Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
 Rates as of 08/06/08 - 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.