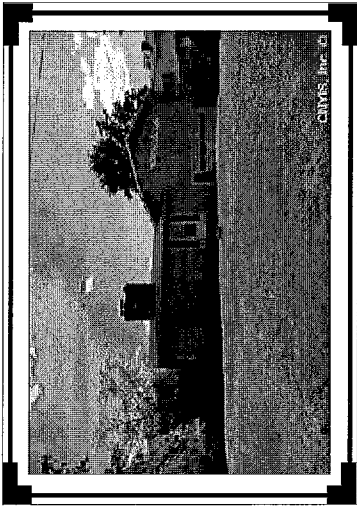




Pei Lin Huang
KELLER WILLIAMS SYRACUSE
474-1899
PLHuang@YourCNYHome.com

221 Oakmont Drive
DeWitt



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

PURCHASE PRICE: \$178,000

MORTGAGE TYPE: Conventional 20% Down
RATE: 4.38%
TERM (IN YEARS): 30
PERCENT DOWN: 20.00%
DOWN PAYMENT: 35,600.00
MORTGAGE AMOUNT: 142,400.00

PRINCIPAL & INTEREST: 710.98
TAXES: 431.42
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$1,184.06

TOTAL TAXES: \$5,177

FHA 30 YEAR FIXED 4.50%
TERM (IN YEARS): 30
PERCENT DOWN: 3.50%
DOWN PAYMENT: 6,230.00
FHA MAX. MORTGAGE: 173,950.00
FHA MAX. MORTGAGE: 3,900.00
MORTGAGE AMOUNT: 177,850.00

PRINCIPAL & INTEREST: 901.14
TAXES: 431.42
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 72.48

TOTAL MONTHLY PAYMENT: \$1,446.70

SETTLEMENT COSTS

CLOSING COSTS: \$3,152.70
PREPAID ITEMS: 5,219.00
POINTS (IF APPLICABLE): 0.00
DOWN PAYMENT: 35,600.00
TOTAL COSTS: \$43,971.70

INQUIRE ABOUT SELLERS CONCESSIONS
MAXIMIZE TAX ADVANTAGES

DEBB PARKER

COMMONFUND MORTGAGE

OFFICE: (315) 472-5832 Ext. 1052
CELL: (315) 374-5830
WWW.CNYHOMEFINANCING.COM
E-MAIL: DEBB@CNYHOMEFINANCING.COM

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

SETTLEMENT COSTS

CLOSING COSTS: \$3,152.70
PREPAID ITEMS: 5,219.00
POINTS (IF APPLICABLE): 0.00
DOWN PAYMENT: 6,230.00
TOTAL COSTS: \$14,601.70

KEEP YOUR INVESTMENTS GROWING
THINK "BIG PICTURE"

FICO SCORE DRIVEN

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

221 Oakmont Drive
Dewitt, NY 13214

Ann Coyne
Homestead Financial
445-2000 ext. 251

August 9, 2010

FHA - FIXED

Sales Price	\$178,000
Down Payment	6230
Base Mortgage	171,770
MIP	3,865

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

Mortgage Amount 175,635

MONTHLY PAYMENTS

Principal & Interest	\$876.92
Taxes	431.42
Hazard Insurance	75.00
MIP monthly	78.73

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	1292
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	943
Total	\$3,900

TOTAL PAYMENT **\$1,462.06**

DETAILS OF PURCHASE

Sales Price	\$178,000
Closing Costs/Prepays	14,158
SUBTOTAL	192,158
Less	
Mortgage Amount	175,635

PREPAID EXPENSES

Hazard Insurance	900
Tax Escrow/12 mos.	5,177
MIP Financed	3,865
Prepaid Interest/15 days	316
Other	0
Total	\$10,258

Costs Paid by Seller **0**

CASH NEEDED **\$16,523**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$60,499
MAXIMUM MONTHLY DEBT*	\$605

*based on minimum income

5010 Campuswood Drive, Suite 205 • East Syracuse, NY 13057
(315) 445-2000 • Fax (315) 445-2008 • (800) 343-8979

4549 Main Street • Suite 204 • Amherst, NY 14226
(716) 839-5771 • Fax (716) 839-5806 • (888) 634-2919

10 Main Street • Suite 200 • Whitesboro, NY 13492
(315) 768-1980 • Fax (315) 768-1977 • (866) 365-2016

18564 Route 11 • Watertown, NY 13601
(315) 779-8270 • Fax (315) 779-8293



EQUAL HOUSING LENDER