

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

7629 Brown Gulf Road
Jamesville, NY 13078

Ann Coyne
Homestead Financial
445-2000 ext. 251

August 9, 2010

FHA - FIXED

Sales Price	\$175,000
Down Payment	6125
Base Mortgage	168,875
MIP	3,800

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

Mortgage Amount 172,675

MONTHLY PAYMENTS

Principal & Interest	\$862.14
Taxes	365.58
Hazard Insurance	60.00
MIP monthly	77.40

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	1270
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	926
Total	\$3,861

TOTAL PAYMENT **\$1,365.12**

DETAILS OF PURCHASE

Sales Price	\$175,000
Closing Costs/Prepays	13,078
SUBTOTAL	188,078
Less	
Mortgage Amount	172,675

PREPAID EXPENSES

Hazard Insurance	720
Tax Escrow/12 mos.	4,387
MIP Financed	3,800
Prepaid Interest/15 days	311
Other	0
Total	\$9,217

Costs Paid by Seller 0

CASH NEEDED **\$15,404**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$56,488
MAXIMUM MONTHLY DEBT*	\$565

*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

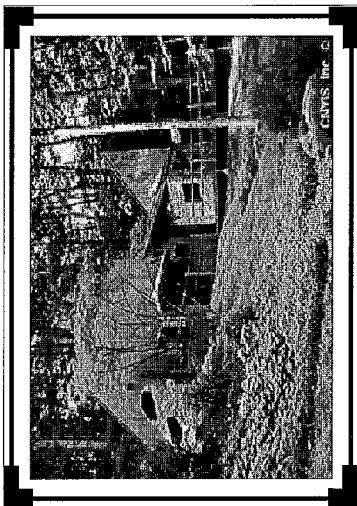


EQUAL HOUSING LENDER



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

7629 Brown Gulf
Pompey



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

PURCHASE PRICE: \$175,000

MORTGAGE TYPE: Conventional 20% Down
RATE: 4.25%
TERM (IN YEARS): 30
PERCENT DOWN: 20.00%
DOWN PAYMENT: 35,000.00
MORTGAGE AMOUNT: 140,000.00

PRINCIPAL & INTEREST: 688.72
TAXES: 365.58
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$1,095.97

TOTAL TAXES:

FHA 30 YEAR FIXED 4.25%
TERM (IN YEARS): 30
PERCENT DOWN: 3.50%
DOWN PAYMENT: 6,125.00
FHA MAX. MORTGAGE: 171,050.00
FHA MAX. MORTGAGE: 3,800.00
MORTGAGE AMOUNT: 174,850.00

PRINCIPAL & INTEREST: 860.16
TAXES: 365.58
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 71.27

TOTAL MONTHLY PAYMENT: \$1,338.68

\$4,387

3.75%
30
20.00%
35,000.00
140,000.00

5/1 YR ARM

SETTLEMENT COSTS

CLOSING COSTS: \$3,119.75
PREPAID ITEMS: 4,429.00
POINTS (IF APPLICABLE): 0.00
DOWN PAYMENT: 35,000.00
TOTAL COSTS: \$42,548.75

SETTLEMENT COSTS

CLOSING COSTS: \$3,119.75
PREPAID ITEMS: 4,429.00
POINTS (IF APPLICABLE): 0.00
DOWN PAYMENT: 6,125.00
TOTAL COSTS: \$13,673.75

\$1,055.61

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

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