

AFFORDABLE MORTGAGE PRODUCTS – SYRACUSE, NY

BANK NAME	Bank of America	Citizens	HSBC	M&T	Partners Trust	Solvay	SONYMA	CHASE	Syracuse Federal Coop CU
PRODUCT NAME	Community Commitment	Neighborhood Plus	SHOP	Get Started Affordable	Great Beginnings 2	HHQ Referral Program	Achieve the Dream	Dreamaker Opportunity	SCARM
MAXIMUM INCOME	Up to 100% Median	80% Median	80% Median	80% Median	80% Median	80% Median	Check for income limit	100% Median	None
TARGET AREA	None	Low-Moderate Income Census Tracts	Syracuse City	Designated Streets	City of Syracuse	Onondaga	New York State	None	Onondaga
MAXIMUM PRICE	None	None	None	None	None	\$99,900	None	\$322,700	None
OWNER OCCUPANT	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
DEBT RATIOS	Up to 45%	41% Total Debt	41% Total Debt	Up to 41%	33/41	32/45	40/45%	41%	31/38
CASH RESERVES	None	None	None	None	None	None	None	None	None
PMI	None	None	Yes	Yes	Yes	None	Yes	None	Yes
INTEREST RATE	Below Market Rate	Below Market Rate	30 Year Fixed	15 – 30 Year Fixed	Below Market Rate	30 Year Fixed	30 Year Fixed	30 Year Fixed	1 Year Adjustable
MINIMUM DOWN	3%	\$500	\$500	1%	1% or \$500	\$500	3%	0	\$500
CLOSING INCENTIVES	\$500 down \$2,500 towards closing	No application fee, closing cost, or MI	Up-to \$3,500 towards closing	\$2,500 grant (Des. Census Tracts) 99% financing	No application fee, \$2,500 towards close	HHQ DPCCA*	97%	Zero Down, \$3500 towards closing	HHQ DPCCA*
NOTABLE/HIGHLIGHTS	No PMI, No Minimum Credit Score	\$2,000 or 1.5% grant in Des. Tracts, First Home Club	First Home Club	First Home Club	First Home Club	Reduced Closing Costs	Up to \$5,000 Closing Cost	\$3500 down, no reserves required	Non Conforming
APPLICATION FEE	\$200	\$350 at closing	\$300 includes Appraisal Fee	\$200 \$270 Appraisal	None	\$250 Appraisal \$500 (2 Family)	\$200	\$100	\$185 \$225 Appraisal
EDUCATION/COUNSEL	Required	Required	Required	Required	Required	Required	Required through HHQ	Required	No, Recommended
CONTACT	Bill Fisher 426-4268	Dave Betler 797-4388	Tanya Froio 424-3057	Barbara Mattison 424-4476	Lynn Ames 671-5534	Al DeRosa 484-2236	M&T, Bank of America	Debroah Falbo (585) 548-2616	Greg Knipe 471-1116 ext 230

As of 06/29/06



* Home HeadQuarters Down Payment and Closing Cost Assistance Program requires buyer to invest a minimum of \$500 of their own money into the home purchase.