

AMENDMENT TO LISTING AGREEMENT

MLS # _____

Name of Seller (s) Janie Bustamante

Address of the Property 1 Dawn Dr

Name of Listing Broker Premium Group Realty

Address of Listing Broker _____

The above Multiple Listing Contract dated 8/29/20 is hereby amended by altering the commission as set forth in the above Multiple Listing Contract. The new commission will be _____ 4 % of the selling price or \$ _____.

Except for modified amendment as stated above, all other terms and conditions of the Multiple Listing Contract will remain in full force and effect.

Dated: _____

Seller Signature

Listing Broker Signature

1 Dawn Drive, Shirley, NY 11967**Sold Price: \$315,000****ML#: 2932670**

Residential

1 Family, Det

LSC: CL

Sec/Area:**Devel:****Hamlet:****Taxes: \$10,998.00****Vill Tax:****Total Taxes: \$10,998.00****Dis: 200****Sec: 78200****Block: 100****Lot: 23001****Appx Yr Built: 1977****Yr Built Exception:****Style: Hi Ranch****Rooms: 8****Br: 4****Baths Full: 2****Half: 0****Lot Size: 100X75****Lot Sqft: 0****Zoning: Residential****Adult Comm: N****Year Renovated:****New Constr: N****School District: 32 - William Floyd****Elementary School:****Jr High School:****High School:****Cross Street: River****Walk Score®: 2****Directions: William Floyd To Dawn Dr****Location Features:****PUD:****Agent Only Remarks:** Commissions Offered Hereunder Subject To Closing Of Title. Beautiful 4 Bedroom, 2 Full Bath Hi Ranch Featuring Wood Floors, Dining Room W/Deck, Eat In Kitchen, Living Room, Updated Kitchen & Bath & New Fence. Minutes To Park, Co's For Everything.**Public Remarks:** Beautiful 4 Bedroom, 2 Full Bath Hi Ranch Featuring Wood Floors, Dining Room W/Deck, Eat In Kitchen, Living Room, Updated Kitchen & Bath & New Fence. Minutes To Park, Co's For Everything.**Property Characteristics****Interior Features****Interior Features:** Den/Family Room, Eat in Kitchen, Hardwood Floors As Seen**Total Rooms Finished:****Appearance: Mint+****Appx Int Sqft:****Basement: None, Unfinished****# Kitchens: 1****Attic: None****Fireplaces: 0****Exteriors Features****Exterior Features:** Deck, Patio, Porch, Sprinkler Lawn Sys**Tennis Ct Desc:****Parking: 1 Car Attached****Driveway: Pvt****# of Parking Spaces:****Construction: Frame****Siding Description:****Street Type:****Other Structures:****View:****Lot Exposure:****Building Size:****Utilities****A/C: Central****Heating Fuel: Oil****Heating Type: Hot Water****Heat Zones: 2****Sep HW Heater: Oil****Hotwater:****# of Heat Units:****# of Electric Meters:****# of Gas Meters:****Garbage Removal:****Water Description: Municipal****Sewer Description:****Included In Taxes:****Permit:****Included:** Dishwasher, Dryer, Refrigerator, Washer**Personal Property Exclusions:****Personal Property Exclusions (Additional):****Modification Exclusions:****Waterfront Features:****Water Frontage:****Building Features:** Hardwood Floors Exist**Lot Description:** Corner Lot**Green Features:****Floor Plans**

<u>Level</u>	<u>Type</u>	<u>Description</u>
1	Bedroom	
2	Bedroom	
2	Kitchen	
2	Living Room	

Bsmt/Subfl: None**1st Floor:** Den, Full Bath, Play Area, Bedroom**2nd Floor:** Kitchen, Living Room, 3 Bedrooms, Full Bath**Additional Info****Also For Rent: N****Auction Listing:****REO: N****Rental Income:****Auction Terms Sale Listing:****Supersedes ML#:****Tenant Pays:****Contract Vendee Listing:****Investment Info****Adjusted GOI:****Fuel Expenses:****Gross Operating Income:****Insurance Expenses:**

Prepared by: Elton Alvarez Premium Group Realty Corp (516) 243-7570

ejavier20@aol.com 08/29/2020 9:27 AM

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Total Vacancies:

1Bedrooms:

2Bedrooms:

3Bedrooms:

4Bedrooms:

Maintenance Expenses:

Trash Removal Expenses:

Water Expenses:

Other Expenses:

List Date: 4/26/2017

Exp Date: 12/31/2017

UC Date: 6/22/2017

Title Date: 7/17/2017

Original LP: \$309,000

Prior LP:

List Price: \$309,000

Owner Financing:

Sold Price: \$315,000

% Difference: -1.9

Mortgage Type: Unknown

Final Mort:

Withdrw/Rel Dte:

Obligation Dte:

W/R Conditions:

DOM: 57

Agreement Type:

Seller Agency Comp: 0

Buyer Agency Comp: 2

Broker Agency Comp: 2

Offers of compensation are for OneKey™ MLS Participants only.

Concessions Paid by Seller:

Listing Office/Agent Info

Coldwell Banker Residential (CBRB01)

631-588-9090

Klersy, Maureen A

631-445-4195

Selling/Co Selling Office/Agent Info

J A P Realty Corp (JOSE 01)

718-505-1124

Alvarez, Elton J

Occupancy: On Title

Moved From: Holtsville

Show Instr: Status/Show Call 855-746-9901

Status/Show#: 855-746-9901

Lockbox:

Neg Dir: N

Owner: Ferraro

Purchaser: Bustamante

Offers: Can Be Present

Status/Show# 2:

Access Showing: