Closing Disclosure

Closing Information

12/22/2020 Date Issued 12/22/2020 Closing Date Disbursement Date 12/22/2020

Settlement Agent

Materassi Legal PC CCA2020-SU-1057 File# 159 E 2nd Street Property Deer Park, NY 11729

Sale Price

\$460,000

Transaction Information

Seller

Jerry Jean Borrower

Shaina Jacques 2262 Parkhurst Rd Elmont, NY 11003

Micha L. Zegelbach

Sylvia Zegelbach 159 E 2nd Street

Deer Park, NY 11729

Summaries of Transactions

-	LLER'S TRANSA te to Seller at Clos	The second secon			\$460,000.00		
100.00	Sale Price of Prop		\$460,000.00				
01			-b. la -	ludad in Cala			
02	Sale Price of Any	Personal Prope	ny inc	luded in Sale			
04							
05					and the state of		
06	ALCOHOLD TO						
07					10 英美		
08							
	justments for Item	s Paid by Selle	er in A	dvance			
09	City/Town Taxes	3	to		THE PART OF THE PART OF THE		
10	County Taxes		to				
11	Assessments		to				
12	and the second						
13							
14	3.00				Ger		
15							
16					£295 005 01		
	e from Seller at C	osing			\$285,005.01		
01	Excess Deposit Closing Costs Pai	d at Clasing (I)			\$20,790.00		
02	Existing Loan(s) A	coursed or Tak	en Sul	niect to			
03	Payoff of First Mo	toane I can to	Wells I	argo Home			
04	Mortgage				\$233,228.87		
05	Payoff of Second	Mortgage Loan	to Bet	hpage FCU	\$29,991.14		
06	400 miles						
07							
08	Seller Credit						
09							
10							
11				The second second			
12							
13							
Ad	ustments for Item						
14	City/Town Taxes	10///0000	to	12/22/2020	\$495.00		
15	County Taxes	12/1/2020		12/22/2020	\$ 100.00		
16	Assessments	20000	to		2500.00		
17	PCDA	<u> </u>	Acres -		\$500.00		
18	100 Sept. 100 Se	10 10 10 N			<u> (K. 1. 28 122)</u>		
19							
CA	LCULATION				TO SERVICE STREET		
T-4.	al Due to Seller at C		\$460,000.00				
1019		t Closing			\$285,005.01		

Contact Information	
REAL ESTATE BROKER	(B)
Name	Premium Group Realty
Address	450 Sunrise Highway Rockville Centre, NY 11570
License ID	10991223439
Contact	Diego Rodriguez
Contact License ID	10311206585
Email	
Phone	516-987-8153
REAL ESTATE BROKER	(S)
Name	Coldwell Banker Realty
Address	1016A Park Blvd. Massapequa Park, NY 11762
License ID	10311207279
Contact	Lois Villano
Contact License ID	40VI0842879
Email	
Phone	516-798-4100
SETTLEMENT AGENT	
Name	Materassi Legal PC
Address	55 Northern Blvd. Ste 400 Great Neck, NY 11021
License ID	4141964
Contact	Marco Materassi
Contact License ID	2665767
Email	info@materassilegalnyc.com
Phone	(718) 777-7070



\$174,994.99

Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer

Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

Cash ☐ From ☑ To Seller

Closing Cost Details

Loan Costs	At Closing	-Paid Before Closing
A. Origination Charges		
)2		
03 04 05		
14		
06	The Salary of the salary	
07		
08		
B. Services Borrower Did Not Shop For		
01		
02		
04		
05		
06		
07		
08		
C. Services Borrower Did Shop For		
01 Title-Independent Closer to Counsellors Choice Abstract	\$500.00	
02 Title-Recording Service Fee to Counsellors Choice Abstract 03	\$50.00	
04		
05		
06		
07		
Other Costs		
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract	\$1,840.00	
Other Costs E. Taxes and Other Government Fees 01 Transfer Taxes to Counsellors Choice Abstract 02	\$1,840.00	
Other Costs E. Taxes and Other Government Fees O1 Transfer Taxes to Counsellors Choice Abstract O2 F. Prepaids	\$1,840.00	
Other Costs E. Taxes and Other Government Fees O1 Transfer Taxes to Counsellors Choice Abstract O2 F. Prepalds O1 O2	\$1,840.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract O2 F. Prepalds O1 O2 O3	\$1,840.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract O2 F. Prepalds O1 O2 O3 O4	\$1,840.00	
Other Costs E. Taxes and Other Government Fees 01 Transfer Taxes to Counsellors Choice Abstract 02 F. Prepalds 01 02 03 04	\$1,840.00	
Other Costs E. Taxes and Other Government Fees O1 Transfer Taxes to Counsellors Choice Abstract O2 F. Prepalds O1 O2 O3 O4 O5 G. Initial Escrow Payment at Closing	\$1,840.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract Of Transfer Taxes Ta	\$1,840.00	
Other Costs E. Taxes and Other Government Fees OI Transfer Taxes to Counsellors Choice Abstract O2 F. Prepalds OI OC	\$1,840.00	
Other Costs E. Taxes and Other Government Fees ITransfer Taxes to Counsellors Choice Abstract D. F. Prepalds D. G. Initial Escrow Payment at Closing	\$1,840.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract O2 F. Prepaids O1 O2 O3 O4 O5 O6. Initial Escrow Payment at Closing O1 O2 O3 O4 O5	\$1,840.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract O2 F. Prepaids O1 O2 O3 O4 O5 O6. Initial Escrow Payment at Closing O1 O2 O3 O4 O5 O5 O6	\$1,840.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract Of Transfer Taxes to Counsellors Choic	\$1,840.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract Other Costs F. Prepaids Office Abstract Offi	\$1,840.00	
Other Costs E. Taxes and Other Government Fees D1 Transfer Taxes to Counsellors Choice Abstract D2 F. Prepaids D1 D2 D3 D4 D5 G. Initial Escrow Payment at Closing D1 D2 D3 D4 D5 D6 D7 D8 H. Other		
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract Officer Costs F. Prepaids Officer Costs G. Initial Escrow Payment at Closing Officer Costs G. Initial Escrow Payment at Closin	\$9,200.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract Office Prepaids Office Costs G. Initial Escrow Payment at Closing Office Costs Office Cos		
Cther Costs E. Taxes and Other Government Fees 11 Transfer Taxes to Counsellors Choice Abstract 12 15. Prepaids 16 17 18 18 19 19 19 19 19 19 19 19	\$9,200.00	
Other Costs E. Taxes and Other Government Fees D1 Transfer Taxes to Counsellors Choice Abstract D2 F. Prepaids D1 D2 D3 D3 D4 D5 D6 D7 D8	\$9,200.00	
Other Costs E. Taxes and Other Government Fees 10 Transfer Taxes to Counsellors Choice Abstract 10 Transfer Taxes to Choice Abstract 10 Transfer Taxes to Choice Abstract 10 Transfer T	\$9,200.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract O2 F. Prepalds O1 O2 O3 O4 O5 G. Initial Escrow Payment at Closing O1 O2 O3 O4 O5 O5 O6 D7 O8 H. Other O7 OR Real Estate Commission to Coldwell Banker O7 Real Estate Commission to Premium Group Realty O3 O4 O5 O6 O6 O7	\$9,200.00	
Other Costs E. Taxes and Other Government Fees of Transfer Taxes to Counsellors Choice Abstract 7. Prepaids 01 02 03 04 05 05 06 Initial Escrow Payment at Closing 01 02 03 04 05 06 07 08 H. Other 1 Real Estate Commission to Coldwell Banker 2 Real Estate Commission to Premium Group Realty 03 04 05 06 07 08 08 09 09 09 09 09 09 09 09 09 09 09 09 09	\$9,200.00	
Other Costs E. Taxes and Other Government Fees Of Transfer Taxes to Counsellors Choice Abstract Office Prepalds Office Prepal	\$9,200.00	

CLOSING DISCLOSURE PAGE 2 OF 2 •

Seller Addendum

To ment	Firem	man.		
Con	HTT)	Kece	210	I

By signing, you are only confirming that you have received this form.

Mhy Jeglhav

Date

Co-Seller Signature

Micha L. Zegelbach