


71 Jefferson Avenue, Pt. Jefferson Sta, NY 11776

List Price: \$499,900

	ML#: 3326682	Residential	1 Family, Det	LSC: NEW
	Sec/Area: Devel: Hamlet: Village: Taxes: \$12,399.85 Total Taxes: \$12,399.85 Dis: 3M 200 Block: 0003 Appx Yr Built: 1985 Yr Built Exception:	Vill Tax: Sec: 207 Lot: 22	Style: Ranch Rooms: 10 Br: 3 Baths Full: 3 Lot Size: .9 Acre Lot Sqft: 39204 Zoning: Adult Comm: N Year Renovated: New Constr: N	Half: 0

School District: Comsewogue

Elementary School:

Jr High School: John F Kennedy Middle School

High School: Comsewogue High School

Cross Street: Rt 112

 Walk Score®: 28

Directions: Google Maps

Location Features:

PUD:

Agent Only Remarks: Call Owner Direct W/Questions, Showings, Offers at 631-764-0867. Leave a Message if they don't pick up. Offers In Writing w/Pre-Approval And/Or Proof of Funds to nytom65@gmail.com. No Offer Considered Accepted Until Contracts Fully Executed. Commission Due & Payable At Closing. Broker Not Responsible For Errors. *** IF YOUR OFFER IS ACCEPTED, ALSO SEND YOUR SALES AGREEMENT/DEAL SHEET TO LISTING BROKER (MATTHEWHARTMARKETING@GMAIL.COM) TO GET CREDIT FOR SALE IN MLS.

Public Remarks: Sprawling 3 bedroom, 3bath ranch with oversized 2 car garage on just under 1 acre of property. House has all newer Anderson windows, Siding and roof. Driveway, pillars and walkway only 2 years old. Home also features 2 large bluestone porches with overhangs, privacy trees, paver patio and pool. Other features are lowline plumbing, inground sprinklers, radiant heat in master bath with steam shower and body sprays/rainshower. Call to see this home today!

Property Characteristics**Interior Features**

Interior Features: Den/Family Room, Eat in Kitchen, Sky Light

Total Rooms Finished:

Appearance:

Appx Int Sqft: 1800

Basement: Finished, Full

Kitchens: 1

Attic: Unfinished

Fireplaces: 1

Exteriors Features

Exterior Features: Above Ground Pool, Deck, Patio, Porch

Tennis Ct Desc:

Parking: 2 Car Attached, Driveway

Driveway: Pvt

Construction: Frame

Siding Description:

Street Type:

Other Structures:

View:

Lot Exposure:

Building Size:

Utilities

A/C: Central

Heating Fuel: Oil

Heating Type: Base Board

Heat Zones: 3

Sep HW Heater: Y

Hotwater: See Remarks

of Heat Units:

of Electric Meters:

of Gas Meters:

Garbage Removal:

Water Description: Municipal

Sewer Description: Cesspool

Included In Taxes:

Permit:

Included: Dishwasher, Dryer, Oven/Range, Refrigerator, Washer

Personal Property Exclusions:

Personal Property Exclusions (Additional):

Modification Exclusions: None

Waterfront Features:

Water Frontage:

Building Features: Above Ground Pool, Fireplace

Green Features: Energy Star Dishwasher

Cert Year:

Floor Plans

Level	Type	Description
Basement	Additional	Full Finished
1	Additional	Lr, Eik, 3 Bedrooms, 2 Bathrooms

Additional Info

Also For Rent: N

Auction Listing:

REO: N

Rental Income:

Auction Terms Sale Listing:

Supersedes ML#:

Tenant Pays:

Contract Vendee Listing:

List Date: 7/02/2021

Original LP: \$499,900

Agreement Type: Excl Agency

Exp Date: 10/02/2021

Prior LP:

Seller Agency Comp: 0

List Price: \$499,900

Buyer Agency Comp: 2

Owner Financing:

Broker Agency Comp: 2

Offers of compensation are for OneKey™ MLS Participants only.

Prepared by: George Davalos Premium Group Realty Corp (516) 243-7570
george91sales@gmail.com (C) (631) 748-0826 07/13/2021 11:16 AM

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New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by George Davalos of Premium Group Realty
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

☐ Seller as a (check relationship below)

☐ Seller's Agent

☐ Broker's Agent

☒ Buyer as a (check relationship below)

☒ Buyer's Agent

☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Clint Katwaroo & Samantha Sookraj Katwaroo acknowledge receipt of a copy of this disclosure form:

Signature of ☒ Buyer(s) and/or ☐ Seller(s):

Clint Katwaroo Samantha Sookraj Katwaroo

Date: 6/1/2021

Date: _____

THIS IS A LEGALLY ENFORCEABLE CONTRACT. YOU SHOULD
CONSIDER WHETHER YOU WISH TO CONSULT YOUR ATTORNEY
PRIOR TO SIGNING THE SAME.



"THE RATE OR AMOUNT OF COMMISSION CHARGED FOR THE SALE,
EASE, APPRAISAL OR MANAGEMENT OF REAL ESTATE SHALL BE
NEGOTIATED BETWEEN EACH MEMBER OF LIBOR AND HIS CLIENT"

SALES AGREEMENT

Date 7/13/2021

PURCHASER:

Clint Katwaroo
(name)

Samantha Sookraj Katwaroo
(name)

(name)

SELLER:

Shanley
(name)

(name)

(name)

The undersigned buyer hereby offers to purchase the real property owned by the seller and located at _____

71 Jefferson Avenue, Pt. Jefferson Sta, NY 11776 on the

following terms and conditions:

TERMS AND CONDITIONS

1. Purchase Price	\$ <u>550,000</u> Conventional Loan
2. Good faith deposit	\$ _____
3. Down payment payable on Formal Contract (including above deposit)	\$ <u>40,000</u>
4. Subject to (existing) or (new) mortgage	\$ <u>510,000</u>
5. Cash on closing	\$ _____
TOTAL	\$ <u>550,000</u>

It is further understood and agreed that if this offer is not accepted by the seller in writing that the above good faith deposit will be totally refunded to the buyer. IN THE EVENT, HOWEVER, THE SELLER DOES ACCEPT THIS OFFER IN WRITING THEN SAID GOOD FAITH DEPOSIT WILL BE DELIVERED TO THE SELLER AND BUYER WILL PROCEED TO COMPLETE THE TRANSACTION IN ACCORDANCE WITH THIS PURCHASE AGREEMENT.

FINANCING

A. This sale is subject to and conditioned upon the buyer obtaining a (variable rate) (fixed rate) mortgage in the amount of \$ _____ with interest at prevailing rate amortized over a period of not less than 30 years. Buyer understands that he/she/they is/are obligated to make a good faith effort to obtain such financing.

B. This sale is subject to existing (variable rate) (fixed) mortgage held by CARDINAL FINANCIAL CORP which presently bears interest at _____ % per annum. The present monthly payment is \$ _____ which includes (taxes) (insurance). The final payment is due _____. The mortgage commitment is to be obtained within 30 days from the date hereof or the date of a formal contract whichever is later. A formal contract is to be signed by the parties on or about 5 DAYS.

PERSONAL PROPERTY

The following personal property is included in the sale and is represented by seller to be in working order.

Exclusions are: _____

CLOSING

The balance of the purchase price will be delivered by the buyer to the seller at the date of closing which will take place on or about _____
September 6th 2021 at Lenders Intitution.

LEAD HAZARD CONTINGENCY

This agreement is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards¹ at the Purchaser's expense until 9:00 p.m. on the tenth calendar day after ratification or a date mutually agreed upon. This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within 3 days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have 2 days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this contract shall become void. The Purchaser may remove this contingency at any time without cause. ¹Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet *Protect Your Family From Lead in Your Home* for more information.

ARBITRATION

Any dispute in which a real estate broker is claiming a commission from a party hereto as a result of the transaction set forth in this agreement and where the dispute involves a sum of money more than \$6,000 shall be resolved by arbitration before one single arbitrator. The arbitration shall be held in the county in which the real estate which is the subject matter of this agreement is located. The arbitration shall be governed by the commercial rules of the National Arbitration and Mediation. The prevailing party in the arbitration shall be entitled to recoup all of its cost including, but not limited to, all fees paid to the National Arbitration and Mediation, the arbitrator, any other administrative fees and reasonable attorneys fees. Any Award of the Arbitrator shall be final and conclusive upon the parties hereto and a Judgment thereon may be entered in the highest court of the State of New York having jurisdiction. Nothing herein contained shall prevent a broker from commencing an action as law or equity where such action is necessary for the broker to obtain injunctive or other temporary relief such as the relief provided in CPLR §2701.

COMPLETE AGREEMENT

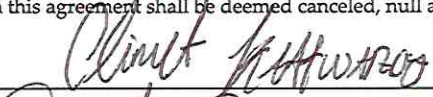
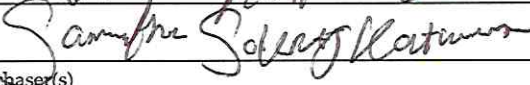
Buyer and Seller acknowledge and agree that no representations, warranties or agreements have been made with respect to the premises or the purchase price hereof other than those set forth in the agreement. Buyer and Seller further agree that this agreement cannot be changed or modified in any way except by writing signed by both buyer and seller.

LEAD PAINT DISCLOSURE CONTINGENCY

This agreement obligates the parties to sell and purchase the real property described herein if as and when the purchaser has received the Lead Paint Hazard Disclosures required by the Residential Lead Based Paint Hazard Reduction Act of 1992 and the purchaser and seller have agreed to perform under the terms hereof or any other terms and conditions subsequently negotiated.

ATTORNEYS APPROVAL CLAUSE

This agreement is contingent upon purchaser and seller obtaining approval of this agreement by their attorney as to all matters contained therein. This contingency shall be deemed waived unless purchaser's or seller's attorney on behalf of their client notifies the broker in writing, of their disapproval of the agreement no later than 3 business days after full execution hereof. If purchaser's or seller's attorney so notifies, then this agreement shall be deemed canceled, null and void, and all deposits shall be returned in full to the purchaser.

Purchaser(s)

Broker **Premium Group Realty**

Attorney for Purchaser:

Pasquale Zito

(address)

Owner/Seller(s)

George Davalos

Attorney for Seller:

(address)

Tel No: (516)317-5330 pasquale@thezitofirm.com

Tel No:

July 8th, 2021

Clint & Samantha Katwaroo:

Congratulations! You've been preapproved to borrow \$546,250.00 on a Conventional-30-year fixed loan.

Based on a review of the information you provided, along with a review of your tri-merged credit report, you are preapproved for:

Sales Price: \$575,000.00	Special Terms: N/A
Loan Amount: \$546,250.00	Product: Conventional-30 year
Down Payment: 5.00%	Units: Single Family
Property Use: Primary	Taxes: \$10,000.00

Any rates quoted are only an indication of current rates at the time of this preapproval letter. The interest rate will need to be locked through a signed Rate Lock Agreement prior to closing the loan. **This preapproval letter is a determination that you qualify for a mortgage loan under our current lending standards and guidelines subject to the conditions below.** If final approval is granted for your loan, the terms, loan amount, and conditions may be different than what is described here. This pre-approval expires on 10/30/2021

This pre-approval is subject to the satisfaction of each of the following conditions:

- A valid sales contract on the subject property;
- A satisfactory appraisal of the property to support sales price;
- A satisfactory preliminary title commitment issued on the property;
- Evidence of funds due at the time of settlement; and
- No material changes in your financial conditions or creditworthiness prior to funding of the loan
- Subject Property Real Estate tax obligation used in conjunction with the Underwriting review (field for proposed tax payment in PITI)

Please contact me if you have questions about this preapproval. Our best wishes to you in your home purchase process! Thank you for choosing Cardinal Financial for your home financing needs!

Sincerely,

*Arturo Peñalver, Branch Manager NMLS ID: 98561
Cardinal Financial Company,
Limited Partnership*

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Melville, NY 11747
NMLS ID: 66247 State License: 8701663
347-742-2558 arturo.penalver@cardinalfinancial.com

