

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 12/14/2020

PURCHASER:

SELLER:

Mickelson Louis & Caroline Harrigan

(name)

Farrell

(name)

(name)

(name)

Amityville

(address)

(address)

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

700 Broadway

Amityville

NY

11701

on the

following terms and conditions:

#### TERMS AND CONDITIONS

1. Purchase Price	\$ <u>147,000.00</u>
2. Good faith deposit	\$ _____
3. Down payment payable on Formal Contract (including above deposit)	\$ <u>14,700.00</u>
4. Subject to (existing) or (new) mortgage	\$ _____
5. Cash on closing	\$ <u>132,300.00</u>
TOTAL	\$ <u>147,000.00</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 tbd which presently bears interest at tbd % per annum. The present monthly payment is \$ \_\_\_\_\_ which includes (taxes) (insurance). The final payment is due tbd. The mortgage commitment is to be obtained within 45 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 asap.

#### 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

asap

at tbd

Form 400 1 of 2

### 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 hazards<sup>1</sup> 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. <sup>1</sup>Intact 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 at 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.

Michaelson Louis  
Casler Henry  
Purchaser(s)

Broker Premium Group Realty Corp by

Attorney for Purchaser:  
Marcos Materassi  
(address)  
info@materassilegalnyc.com

Tel No: 718-777-7070

Farrell  
Owner/Seller(s)

by Adriana M Pinilla

Attorney for Seller:  
(address)

Tel No: \_\_\_\_\_





## Division of Licensing Services

New York State  
Department of State  
Division of Licensing Services  
P.O. Box 22001  
Albany, NY 12201-2001  
Customer Service: (518) 474-4429  
www.dos.ny.gov

### New York State Disclosure Form for Buyer and Seller

#### THIS IS NOT A CONTRACT

*New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.*

*Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.*

*If you need legal, tax or other advice, consult with a professional in that field.*

#### Disclosure Regarding Real Estate Agency Relationships

##### Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

##### Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

##### Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

##### Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

##### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

InstantFORMS



# 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 Adriana M Pinilla of Premium Group Realty Corp  
(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) \_\_\_\_\_ acknowledge receipt of a copy of this disclosure form:

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

Mickelson Louis  
Mickelson Louis  
Caroline Harrigan  
Caroline Harrigan

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information	Loan Information
Date Issued	05/20/2021	Borrower	Mickelson Louis
Closing Date	05/20/2021		10 Austin Avenue
Disbursement Date	05/20/2021		Amityville, NY 11701
Settlement Agent	The Gaffney Law Group, LLC	Seller	Herb Farrell
File #	GL21558		700 Broadway, Apt. 13
Property	700 Broadway Unit 13	Lender	Amityville, NY 11701
	Amityville, NY 11701		Bethpage Federal Credit Union
Sale Price	\$147,000.00		Loan ID # 4000015413
			MIC #

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$112,000	NO	
Interest Rate	3.125%	YES	<ul style="list-style-type: none"> <li>Adjusts every 1 year starting in year 11</li> <li>Can go as high as 9.125% in year 12</li> <li>See AIR Table on page 4 for details</li> </ul>
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$479.78	YES	<ul style="list-style-type: none"> <li>Adjusts every 1 year, starting in year 11</li> <li>Can go as high as \$775 in year 12</li> </ul>
Prepayment Penalty	Does the loan have these features? NO		
Balloon Payment	NO		

Projected Payments				
Payment Calculation	Years 1-10	Year 11	Year 12	Years 13-30
Principal & Interest	\$479.78	\$453 min \$722 max	\$453 min \$775 max	\$453 min \$775 max
Mortgage Insurance	+ 0	+ 0	+ 0	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ 0	+ 0	+ 0	+ 0
Estimated Total Monthly Payment	\$479.78	\$453 - \$722	\$453 - \$775	\$453 - \$775
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$814.54 a month	This estimate includes <input type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>		
		In escrow? NO		

Costs at Closing	
Closing Costs	\$5,359.79 Includes \$2,464.00 in Loan Costs + \$2,895.79 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$23,957.06 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	<b>\$725.00</b>				
01 % of Loan Amount (Points)					
02 Document Review Fee	\$25.00				
03 Processing Fee	\$350.00				
04 Underwriting Fee	\$350.00				
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$1,439.00</b>				
01 Appraisal Fee		\$400.00			
02 FedEx Fee to The Gaffney Law Group, PC	\$33.00				
03 Flood Certification Fee to LPS Flood	\$6.00				
04 Title - Settlement Closing Fee to The Gaffney Law Group, PC	\$1,000.00				
05					
06					
07					
08					
<b>C. Services Borrower Did Shop For</b>	<b>\$300.00</b>				
01 Title - Abstract/Title/Lien Search to Mutual Abstract Corporation	\$300.00				
02					
03					
04					
05					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$2,464.00</b>				
Loan Costs Subtotals (A + B + C)	\$2,064.00	\$400.00			

Other Costs					
<b>E. Taxes and Other Government Fees</b>		<b>\$65.00</b>			
01 Recording Fees Deed: \$65.00 Mortgage:		\$65.00			
02					
03					
04					
05					
<b>F. Prepays</b>		<b>\$115.08</b>			
01 Homeowner's Insurance Premium ( mo.)					
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest (\$9.59 per day from 05/20/2021 to 06/01/2021)		\$115.08			
04 Property Taxes ( mo.)					
05					
06					
07					
<b>G. Initial Escrow Payment at Closing</b>					
01 Homeowner's Insurance per month for mo.					
02 Mortgage Insurance per month for mo.					
03 Property Taxes per month for mo.					
04					
05					
06					
07 Aggregate Adjustment					
<b>H. Other</b>		<b>\$2,715.71</b>			
01 Common Charges to White, Cimito and Nally LLP			\$750.00		
02 Consultant Fees to Tenere Management Group,	\$200.00		\$300.00		
03 Legal Fees to Materassi Legal, P.C.	\$970.00	\$750.00			
04 Monthly COOP Maintenance to Broadhollow Owners	\$795.71				
05 Real Estate Commission - Buyers Broker to Imperial Real Estate			\$2,940.00		
06 Real Estate Commission - Sellers Broker to Premium Group Realty			\$2,940.00		
07					
08					
09					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>		<b>\$2,895.79</b>			
Other Costs Subtotals (E + F + G + H)	\$2,080.79	\$815.00			
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>		<b>\$5,359.79</b>			
Closing Costs Subtotals (D + I)	\$4,144.79	\$1,215.00	\$6,930.00		
Lender Credits					

**Calculating Cash to Close**

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$4,035	\$5,359.79	YES •See Total Loan Costs (D) and See Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$1,215.00	YES •You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$35,000	\$35,000.00	NO
Deposit	-\$14,700	-\$14,700.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	-\$487.73	YES •See details in Sections (K) and (L)
Cash to Close	\$24,335	\$23,957.06	

**Summaries of Transactions**

Use this table to see a summary of your transaction.

**BORROWER'S TRANSACTION**

<b>K. Due from Borrower at Closing</b>	<b>\$151,144.79</b>
01 Sale Price of Property	\$147,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$4,144.79

04

**Adjustments**

05	
06	
07	

**Adjustments for Items Paid by Seller in Advance**

08 City/Town Taxes	to
09 County Taxes	to
10 Assessments	to

11	
12	
13	
14	
15	

**L. Paid Already by or on Behalf of Borrower at Closing** **\$127,187.73**

01 Deposit	\$14,700.00
02 Loan Amount	\$112,000.00
03 Existing Loan(s) Assumed or Taken Subject to	

04

05 Seller Credit

**Other Credits**

06

07

**Adjustments**

08

09

10	
11	

**Adjustments for Items Unpaid by Seller**

12 City/Town Taxes	to
13 County Taxes	to
14 Assessments	to

15 Maintenance	05/01/21 to 05/20/21	\$487.73
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16	
17	

**CALCULATION**

Total Due from Borrower at Closing (K)	\$151,144.79
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$127,187.73
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$23,957.06

**SELLER'S TRANSACTION**

<b>M. Due to Seller at Closing</b>	<b>\$147,000.00</b>
01 Sale Price of Property	\$147,000.00
02 Sale Price of Any Personal Property Included in Sale	

03

04

05

06

07

08

**Adjustments for Items Paid by Seller in Advance**

09 City/Town Taxes	to
10 County Taxes	to
11 Assessments	to

12	
13	
14	
15	
16	

**N. Due from Seller at Closing** **\$7,417.73**

01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$6,930.00
03 Existing Loan(s) Assumed or Taken Subject to	

04 Payoff of First Mortgage Loan

05 Payoff of Second Mortgage Loan

06

07

08 Seller Credit

09

10	
11	
12	
13	

**Adjustments for Items Unpaid by Seller**

14 City/Town Taxes	to
15 County Taxes	to
16 Assessments	to

17 Maintenance	05/01/21 to 05/20/21	\$487.73
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18	
19	

**CALCULATION**

Total Due to Seller at Closing (M)	\$147,000.00
Total Due from Seller at Closing (N)	-\$7,417.73
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$139,582.27



## Additional Information About This Loan

### Loan Disclosures

#### Assumption

If you sell or transfer this property to another person, your lender

- ☒ will allow, under certain conditions, this person to assume this loan on the original terms.
- ☐ will not allow assumption of this loan on the original terms.

#### Demand Feature

Your loan

- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- ☒ does not have a demand feature.

#### Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 2% of the monthly principal and interest payment.

#### Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☒ do not have a negative amortization feature.

#### Partial Payments

Your lender

- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☒ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- ☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

#### Security Interest

You are granting a security interest in

700 Broadway Unit 13

Amityville, NY 11701

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

#### Escrow Account

For now, your loan

- ☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

#### Escrow

Escrowed Property Costs over Year 1	\$9,774.48	Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1	\$9,774.48	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		The amount included in your total monthly payment.

- ☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

#### No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

#### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

### Adjustable Interest Rate (AIR) Table

Index + Margin	1-yr TSR + 2.5%
Initial Interest Rate	3.125%
Minimum/Maximum Interest Rate	2.5% / 9.125%
Change Frequency	
First Change	Beginning of 121st month
Subsequent Changes	Every 12th month after first change
Limits on Interest Rate Changes	
First Change	5%
Subsequent Changes	2%



**Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$170,196.16
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$57,496.16
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$110,120.92
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	3.052%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	49.761%

**Questions?** If you have questions about the loan terms and costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

**Other Disclosures****Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

**Contract Details**

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

**Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☒ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- ☐ state law does not protect you from liability for the unpaid balance.

**Refinance**

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

**Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

**Contact Information**

	<b>Lender</b>	<b>Mortgage Broker</b>	<b>Real Estate Broker (B)</b>	<b>Real Estate Broker (S)</b>	<b>Settlement Agent</b>
<b>Name</b>	Bethpage Federal Credit Union		Premium Group Realty Corp	MR Imperial Real Estate	The Gaffney Law Group, LLC
<b>Address</b>	899 South Oyster Bay Rd. Bethpage, NY 11714		450 Sunrise Highway Rockville Centre, NY 11570	135A Sunrise Highway Amityville, NY 11701	290 Broadhollow Rd Melville, NY 11747
<b>NMLS ID</b>	449104				
<b>NY License ID</b>			10991223439	10371200919	2098044
<b>Contact</b>	Nicholas Todaro		Adriana Pinilla	Mercedes Daniels Reed	Teresa Gaffney, Esq.
<b>Contact NMLS ID</b>	1186103				2098044
<b>Contact NY License ID</b>			10401313633	10371200919	2098044
<b>Email</b>	ntodaro@bethpagefcu.com		pinamarce@prealtyny.com	myrealtormd@yahoo.com	settlement@tgllaws.com
<b>Phone</b>	(516) 349-4248		(516) 428-5687	(516) 425-6015	(631) 935-1066

**Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Michelson Louis 5/20/14

Michelson Louis

Date

Caroline Harrigan 5/20/14

Caroline Harrigan

Date



Mortgage Cadence Document Center © 0398 08/18



CLOSING DISCLOSURE PAGE 5 OF 5 • | Loan ID # 4000015413 | 216287

## Addendum to Closing Disclosure

*This is a continuation of your statement of final loan terms and closing costs.*

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### Transaction Information

**Borrower** Caroline Harrigan  
19 Gridley Street  
West Islip, NY 11795

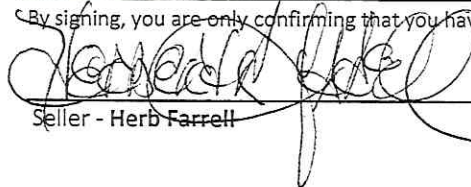


Transaction Information

Borrower Caroline Harrigan  
19 Gridley Street  
West Islip, NY 11795

**Confirm Receipt**

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

  
Seller - Herb Farrell

5/20/24  
Date

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) 9/11 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_

(ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) 9/11 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_

(ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment** (check (c), (d) & (e)(i) or (e)(ii) below if applicable):

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) X Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) X waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment** (initial)

(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature]  
(Seller) Date

\_\_\_\_\_  
(Seller) Date

\_\_\_\_\_  
(Seller) Date

\_\_\_\_\_  
(Agent) Date

4 Michelson Louis  
(Purchaser) Date

1 Connelley Henry  
(Purchaser) Date

\_\_\_\_\_  
(Purchaser) Date

\_\_\_\_\_  
(Agent) Date