

# Closing Disclosure

## Closing Information

Date Issued 12/22/2020  
 Closing Date 12/22/2020  
 Disbursement Date 12/22/2020  
 Settlement Agent Materassi Legal PC  
 File # CCA2020-SU-1057  
 Property 159 E 2nd Street  
 Deer Park, NY 11729  
 Sale Price \$460,000

## Transaction Information

Borrower Jerry Jean  
 Shaina Jacques  
 2262 Parkhurst Rd  
 Elmont, NY 11003  
 Seller Micha L. Zegelbach  
 Sylvia Zegelbach  
 159 E 2nd Street  
 Deer Park, NY 11729

## Summaries of Transactions

### SELLER'S TRANSACTION

Due to Seller at Closing \$460,000.00  
 01 Sale Price of Property \$460,000.00  
 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

Due from Seller at Closing \$285,005.01

01 Excess Deposit  
 02 Closing Costs Paid at Closing (J) \$20,790.00  
 03 Existing Loan(s) Assumed or Taken Subject to  
 Payoff of First Mortgage Loan to Wells Fargo Home  
 Mortgage \$233,228.87  
 04 Payoff of Second Mortgage Loan to Bethpage FCU \$29,991.14  
 05  
 06  
 07  
 08 Seller Credit  
 09  
 10  
 11  
 12  
 13

### Adjustments for Items Unpaid by Seller

14 City/Town Taxes to  
 15 County Taxes 12/1/2020 to 12/22/2020 \$495.00  
 16 Assessments to  
 17 PCDA \$500.00  
 18  
 19

### CALCULATION

Total Due to Seller at Closing \$460,000.00  
 Total Due from Seller at Closing \$285,005.01

Cash ☐ From ☒ To Seller \$174,994.99

## 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



**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](http://www.consumerfinance.gov/mortgage-closing)



## Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
<b>A. Origination Charges</b>		
01		
02		
03		
04		
05		
06		
07		
08		
<b>B. Services Borrower Did Not Shop For</b>		
01		
02		
03		
04		
05		
06		
07		
08		
<b>C. Services Borrower Did Shop For</b>		
01 Title-Independent Closer to Counsellors Choice Abstract	\$500.00	
02 Title-Recording Service Fee to Counsellors Choice Abstract	\$50.00	
03		
04		
05		
06		
07		
08		

Other Costs		
<b>E. Taxes and Other Government Fees</b>		
01 Transfer Taxes to Counsellors Choice Abstract	\$1,840.00	
02		
<b>F. Prepays</b>		
01		
02		
03		
04		
05		
<b>G. Initial Escrow Payment at Closing</b>		
01		
02		
03		
04		
05		
06		
07		
08		
<b>H. Other</b>		
01 Real Estate Commission to Coldwell Banker	\$9,200.00	
02 Real Estate Commission to Premium Group Realty	\$9,200.00	
03		
04		
05		
06		
07		
08		
09		
10		
<b>J. TOTAL CLOSING COSTS</b>	\$20,790.00	



## Seller Addendum

### Confirm Receipt

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

Micha Zegelbach      12/22/20  
Seller Signature      Date  
Micha L. Zegelbach

Sylvia Zegelbach      12/22/20  
Co-Seller Signature      Date  
Sylvia Zegelbach