

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$25,315.00				
01	2 % of Loan Amount (Points)	\$15,750.00				
02	Origination Fee	\$7,875.00				
03	Processing Fees	\$895.00				
04	Underwriting Fees	\$795.00				
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$2,378.00				
01	Appraisal Fee to ASAP Metro Appraisals & Management		\$875.00			
02	Document Preparation Fee to Joseph C. Vozza Attorney At Law P.C.	\$495.00				
03	Flood Certification to ServiceLink National Flood	\$13.00				
04	Settlement Fee to Puleo Delisle, PLLC	\$995.00				
05						
06						
07						
08						
09						
C. Services Borrower Did Shop For		\$2,467.98				
01	Title - ALTA 8.1-06 Environmental to Sergeants Abstract Inc.	\$50.00				
02	Title - Bankruptcy Search to Sergeants Abstract Inc.	\$24.00				
03	Title - Contin to Sergeants Abstract Inc.	\$75.00				
04	Title - Courier Delivery to Sergeants Abstract Inc.	\$75.00				
05	Title - Departmentals to Sergeants Abstract Inc.	\$425.00				
06	Title - Escrow Service Fee to Sergeants Abstract Inc.	\$100.00		\$50.00		
07	Title - Lender's Title Insurance to Sergeants Abstract Inc.	\$873.00				
08	Title - Patriot Search to Sergeants Abstract Inc.	\$24.00				
09	Title - Pick-up at Closing to Sergeants Abstract Inc.			\$300.00		
10	Title - Recording Service Fee to Sergeants Abstract Inc.	\$389.00				
11	Title - Sales Tax to Sergeants Abstract Inc.	\$41.98				
12	Title - Standard Endorsements to Sergeants Abstract Inc.	\$391.00				
D. TOTAL LOAN COSTS (Borrower-Paid)		\$30,160.98				
Loan Costs Subtotals (A + B + C)		\$29,285.98	\$875.00			
Other Costs						
E. Taxes and Other Government Fees		\$25,910.38				
01	Recording Fees Deed: \$141.00 Mortgage: \$140.00	\$281.00		\$100.00		
02	Mortgage Tax - Lender Portion to Queens County Clerk					(L) \$1,968.75
03	State Tax/Stamps to Queens County Clerk	\$15,129.38				
04	Transfer Taxes to Queens County Clerk	\$10,500.00		\$19,162.50		
F. Prepays		\$4,831.59				
01	Homeowner's Insurance Premium (12 mo.) to Silvershore Group, LLC.		\$1,308.00			
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$70.12 per day from 3/19/21 to 4/1/21)	\$911.56				
04	Property Taxes (mo.)					
05	City Taxes (3 mo.) to NYC Dept of Finance	\$2,612.03				
G. Initial Escrow Payment at Closing		\$1,979.66				
01	Homeowner's Insurance \$109.00 per month for 3 mo.	\$327.00				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$880.83 per month for 2 mo.	\$1,761.66				
04						
05						
06						
07						
08	Aggregate Adjustment	-\$109.00				
H. Other		\$4,455.00				
01	Real Estate Commission to Keller Williams			\$21,000.00		
02	Real Estate Commission to Premium Group Realty			\$21,000.00		
03	Title - Owner's Title Insurance (optional) to Sergeants Abstract Inc.	\$4,455.00				
I. TOTAL OTHER COSTS (Borrower-Paid)		\$37,176.63				
Other Costs Subtotals (E + F + G + H)		\$35,868.63	\$1,308.00			
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$61,337.61				
Closing Costs Subtotals (D + I)		\$65,154.61	\$2,183.00	\$61,612.50		\$1,968.75
Lender Credits		-\$6,000.00				



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)	\$73,029.00	\$61,337.61	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$2,183.00	YES · You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$262,500.00	\$262,500.00	NO
Deposit	\$0	-\$50,000.00	YES · You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	-\$152.00	YES · See details in Section K and Section L.
Cash to Close	\$335,529.00	\$271,502.61	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$1,109,502.61
01	Sale Price of Property	\$1,050,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	\$59,154.61
04		
Adjustments		
05		
06		
07		
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes to	
09	County Taxes 03/19/21 to 04/01/21	\$348.00
10	Assessments to	
11		
12		
13		
14		
15		
L. Paid Already by or on Behalf of Borrower at Closing		\$838,000.00
01	Deposit	\$50,000.00
02	Loan Amount	\$787,500.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	
Other Credits		
06		
07		
Adjustments		
08	PCD Per Contract	\$500.00
09		
10		
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes to	
14	Assessments to	
15		
16		
17		
CALCULATION		
Total Due from Borrower at Closing (K)		\$1,109,502.61
Total Paid Already by or on Behalf of Borrower at Closing (L)		-\$838,000.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		\$271,502.61

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$1,050,348.00
01	Sale Price of Property	\$1,050,000.00
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 03/19/21 to 04/01/21	\$348.00
11	Assessments to	
12		
13		
14		
15		
16		
N. Due from Seller at Closing		\$528,522.14
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$61,612.50
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	\$466,409.64
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	
09	PCD Per Contract	\$500.00
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes to	
15	County Taxes to	
16	Assessments to	
17		
18		
19		
CALCULATION		
Total Due to Seller at Closing (M)		\$1,050,348.00
Total Due from Seller at Closing (N)		-\$528,522.14
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$521,825.86



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 principal and interest overdue.

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
18445 Henley Road, Jamaica, NY 11432

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	\$10,888.13	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance</i>
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$1,979.66	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$989.83	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 directly 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.



Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$1,264,882.64
Finance Charge. The dollar amount the loan will cost you.	\$474,744.64
Amount Financed. The loan amount available after paying your upfront finance charge.	\$759,065.46
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	3.544 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	56.79 %

Questions? If you have questions about the loan terms or 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

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 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

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Meadowbrook Financial Mortgage Bankers Corp.		Premium Group Realty	Keller Williams Realty	Puleo Delisle, PLLC
Address	1600 Stewart Avenue; Suite 701 Westbury, NY 11590		450 Sunrise Highway Rockville Centre, NY 11570	400 Garden City Plaza, Suite 438 Garden City, NY 11530	444 Route 111 Smithtown, NY 11787
NMLS ID	177308				
NY License ID	B500935		10991223439	10491204457	3373212
Contact	Danny Bertolini		Marlon John	Rafael Ching	Alan Aliaga
Contact NMLS ID	167666				
Contact NY License ID	NY16766006258		10401243373	10401231105	3373212
Email	dbertolini@mfm bankers. com		mjohn@mfm bankers. com		Alan.Aliaga@ equitysettlement.com
Phone	516-867-3020		516-243-7570	516-873-7100	631-820-3646

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.

Salvador O. Perez

Date

3/19/2021

Maria R. Perez

Date

3/19/2022



Closing Disclosure

Closing Information

Date Issued	3/19/2021
Closing Date	3/19/2021
Disbursement Date	3/19/2021
Settlement Agent	Puleo Delisle, PLLC
File #	SAI5947
Property	18445 Henley Road Jamaica, NY 11432
Sale Price	\$1,050,000

Transaction Information

Borrower	Salvador O Perez and Maria R Perez 9902 42nd Avenue Corona, NY 11368
Seller	Hansraj Hrsikesa Roi 18445 Henley Road Jamaica, NY 11432

Summaries of Transactions

SELLER'S TRANSACTION			
Due to Seller at Closing			\$1,050,348.00
01	Sale Price of Property		\$1,050,000.00
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	03/19/21 to 04/01/21	\$348.00
11	Assessments	to	
12			
13			
14			
15			
16			
Due from Seller at Closing			\$528,522.14
01	Excess Deposit		
02	Closing Costs Paid at Closing (J)		\$61,612.50
03	Existing Loan(s) Assumed or Taken Subject to		
04	Payoff of First Mortgage Loan		\$466,409.64
05	Payoff of Second Mortgage Loan		
06			
07			
08	Seller Credit		
09	PCD Per Contract		\$500.00
10			
11			
12			
13			
Adjustments for Items Unpaid by Seller			
14	City/Town Taxes	to	
15	County Taxes	to	
16	Assessments	to	
17			
18			
19			
CALCULATION			
Total Due to Seller at Closing			\$1,050,348.00
Total Due from Seller at Closing			-\$528,522.14
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller			\$521,825.86

Contact Information

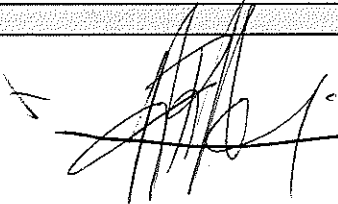
REAL ESTATE BROKER (B)	
Name	Premium Group Realty
Address	450 Sunrise Highway Rockville Centre, NY 11570
NY License ID	10991223439
Contact	Marlon John
Contact NY License ID	10401243373
Email	mjohn@mfm bankers.com
Phone	516-243-7570
REAL ESTATE BROKER (S)	
Name	Keller Williams Realty
Address	400 Garden City Plaza, Suite 438 Garden City, NY 11530
NY License ID	10491204457
Contact	Rafael Ching
Contact NY License ID	10401231105
Email	
Phone	516-873-7100
SETTLEMENT AGENT	
Name	Puleo Delisle, PLLC
Address	444 Route 111 Smithtown, NY 11787
NY License ID	3373212
Contact	Alan Aliaga
Contact NY License ID	3373212
Email	Alan.Aliaga@equitysettlement.com
Phone	631-820-3646

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



Closing Cost Details

Loan Costs			Seller-Paid	
			At Closing	Before Closing
A. Origination Charges				
01	2 % of Loan Amount (Points)			
02	Origination Fee			
03	Processing Fees			
04	Underwriting Fees			
05				
06				
07				
08				
B. Services Borrower Did Not Shop For				
01	Appraisal Fee	to ASAP Metro Appraisals & Management Services Corp		
02	Document Preparation Fee	to Joseph C. Vozza Attorney At Law P.C.		
03	Flood Certification	to ServiceLink National Flood		
04	Settlement Fee	to Puleo Delisle, PLLC		
05				
06				
07				
08				
09				
C. Services Borrower Did Shop For				
01	Title - ALTA 8.1-06 Environmental Lien	to Sergeants Abstract Inc.		
02	Title - Bankruptcy Search	to Sergeants Abstract Inc.		
03	Title - Contin	to Sergeants Abstract Inc.		
04	Title - Courier Delivery	to Sergeants Abstract Inc.		
05	Title - Departmentals	to Sergeants Abstract Inc.		
06	Title - Escrow Service Fee	to Sergeants Abstract Inc.	\$50.00	
07	Title - Lender's Title Insurance	to Sergeants Abstract Inc.		
08	Title - Patriot Search	to Sergeants Abstract Inc.		
09	Title - Pick-up at Closing	to Sergeants Abstract Inc.	\$300.00	
10	Title - Recording Service Fee	to Sergeants Abstract Inc.		
11	Title - Sales Tax	to Sergeants Abstract Inc.		
12	Title - Standard Endorsements	to Sergeants Abstract Inc.		
Other Costs				
E. Taxes and Other Government Fees				
01	Recording Fees	Deed: \$141.00 Mortgage: \$140.00	\$100.00	
02	Mortgage Tax - Lender Portion	to Queens County Clerk		
03	State Tax/Stamps	to Queens County Clerk		
04	Transfer Taxes	to Queens County Clerk	\$19,162.50	
F. Prepaids				
01	Homeowner's Insurance Premium (12 mo.) to Silvershore Group, LLC.			
02	Mortgage Insurance Premium (mo.)			
03	Prepaid Interest (\$70.12 per day from 3/19/21 to 4/1/21)			
04	Property Taxes (mo.)			
05	City Taxes (3 mo.) to NYC Dept of Finance			
G. Initial Escrow Payment at Closing				
01	Homeowner's Insurance	\$109.00 per month for 3 mo.		
02	Mortgage Insurance	per month for mo.		
03	Property Taxes	\$880.83 per month for 2 mo.		
04				
05				
06				
07				
08	Aggregate Adjustment			
H. Other				
01	Real Estate Commission	to Keller Williams	\$21,000.00	
02	Real Estate Commission	to Premium Group Realty	\$21,000.00	
03	Title - Owner's Title Insurance (optional)	to Sergeants Abstract Inc.		
J. TOTAL CLOSING COSTS			\$61,612.50	

 3/19/21

CONTRACT ADDENDUM
HANSRAJ HRSIKESA ROI TO SALVADOR PEREZ
184-45 HENLEY ROAD, JAMAICA ESTATE, NY 11432

This is a contract addendum for the contract dated January 5, 2021, for the property located at 184-45 HENLEY ROAD, JAMAICA ESTATE, NY 11432.


The parties herein are revised as follows:

Original Seller: HANSRAJ HRSIKESA ROI

Original Buyer: SALVADOR PEREZ

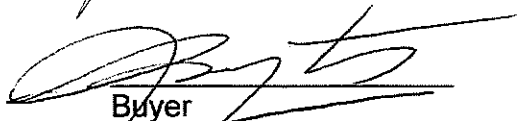
New Buyers: SALVADOR PEREZ and MARIA R PEREZ

This Addendum can be signed electronically and be considered original signatures for all intents and purposes.



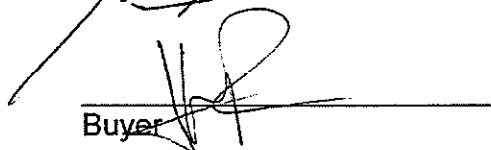
Seller

3/19/21
DATE



Buyer

3/19/21
DATE



Buyer

3/19/21
DATE

S.P.

MP



CONTRACT ADDENDUM
HANSRAJ HRSIKESA ROI TO SALVADOR PEREZ
184-45 HENLEY ROAD, JAMAICA ESTATE, NY 11432

This is a contract addendum for the contract dated January 5, 2021, for the property located at 184-45 HENLEY ROAD, JAMAICA ESTATE, NY 11432.

The parties herein are revised as follows:

Original Seller: HANSRAJ HRSIKESA ROI

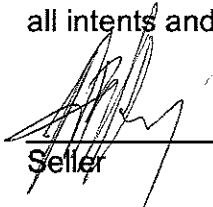
Original Buyer: SALVADOR PEREZ

New Buyers: SALVADOR O PEREZ and MARIA R PEREZ

Original Address: 184-45 HENLEY ROAD, JAMAICA ESTATE, NY 11432

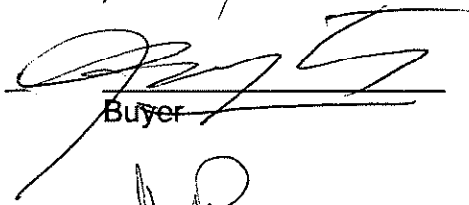
Revised Address: 184-45 a/k/a 18445 Henley Road, Jamaica a/k/a Jamaica Estates, NY 11432

This Addendum can be signed electronically and be considered original signatures for all intents and purposes.



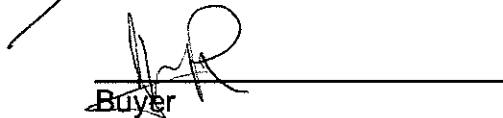
Seller

3/19/21
DATE



Buyer

3/19/21
DATE



Buyer

3/19/21
DATE

S.P. MP

