

Closing Disclosure

Closing Information

Date Issued 12/07/2020
Closing Date 12/07/2020
Disbursement Date 12/07/2020
Settlement Agent MARK ROSENBLOOM, ESQ PLLC
File # 20-TBL30570S
Property 41 Conklin Street
Deer Park, NY 11729
Sale Price \$385,000.00

Transaction Information

Borrower Luis A Rodriguez
15908 65th Ave
Fresh Meadow, NY 11365
Seller CAROL J HIRTZEL
41 CONKLIN STREET
DEER PARK, NY 11729

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing		\$385,143.00
01 Sale Price of Property		\$385,000.00
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	12/1/20 to 12/6/20	\$143.00
11 Assessments	to	
12	to	
13	to	
14	to	
15	to	
16	to	

Due from Seller at Closing		\$27,159.00
01 Excess Deposit		
02 Closing Costs Paid at Closing (J)		\$16,540.00
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		\$10,000.00
09 PCDC		\$500.00
10		
11		
12		
13		

Adjustments for Items Unpaid by Seller

14 City/Town Taxes	to	
15 County Taxes	12/1/20 to 12/6/20	\$119.00
16 Assessments	to	
17	to	
18	to	
19	to	

CALCULATION

Total Due to Seller at Closing	\$385,143.00
Total Due from Seller at Closing	-\$27,159.00
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$357,984.00

Contact Information

REAL ESTATE BROKER (B)

Name	Premium Group Realty Corp.
Address	450 Sunrise Highway Rockville Centre, NY 11570
NY License ID	10991223439
Contact	Raul Martinez
Contact NY License ID	40MA1064900
Email	raul81277@hotmail.com
Phone	(516) 243-7570

REAL ESTATE BROKER (S)

Name	Douglas Elliman Real Estate
Address	1772 East Jericho Turnpike Huntington Station, NY 11746
NY License ID	10491203188
Contact	Susan Giglio
Contact NY License ID	30GI1019908
Email	susan.gigliano@elliman.com
Phone	(631) 499-9191

SETTLEMENT AGENT

Name	MARK ROSENBLOOM, ESQ PLLC
Address	25 MELVILLE PARK RD SUITE 107 MELVILLE, NY 11747
NY License ID	2271278
Contact	MARK ROSENBLOOM
Contact NY License ID	2271278
Email	CLOSINGS@MARKROSENBLOOMESQPLLCC.COM
Phone	(631) 393-2935



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



Carol J Hirtzel

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees	Deed: Mortgage:	
02	State Deed Tax/Stamp Fee	to COUNTY CLERK	\$1,540.00
F. Prepays			
01	Homeowner's Insurance Premium (mo.)		
02	Mortgage Insurance Premium (mo.)		
03	Prepaid Interest (per day from to)		
04	Property Taxes (mo.)		
05			
G. Initial Escrow Payment at Closing			
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			
08	Aggregate Adjustment		
H. Other			
01	COMMISSION FEE	to DOUGLAS ELLIMAN	\$7,500.00
02	COMMISSION FEE	to PREMIUM GROUP REALTY LLC	\$7,500.00
03			
04			
05			
06			
07			
08			
J. TOTAL CLOSING COSTS			\$16,540.00

