# **Closing Disclosure**

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

Closing Information	on	Tra	ansact	tion Information	Loan Info	ormation
Date Issued	11/25/2020	Bor	rrower	Isabel Prado	Loan Term	30 years
Closing Date	11/25/2020			231 Carol Drive	Purpose	Purchase
Disbursement Date	11/25/2020			Massapequa Park, NY 11762	Product	Fixed Rate
Settlement Agent		lin, Attorney Sell	ller	The Anne T. Dooley Family Trust		
File#	AX35782	, , , , , , , , , , , , , , , , , ,		231 Carol Drive	Loan Type	□ Conventional ☑ FH.
Property	231 Carol Drive	•		Massapequa Park, NY 11762		□VA □
• •	Massapegua Pa		nder	The Federal Savings Bank	Loan ID#	10520642750
C-l- Dri					MIC#	374-8639213-703
Sale Price	\$440,000					
Loan Terms				Can this amount incr	ease after closing	?
Loan Amount		\$432,030	)	NO		
Interest Rate		2.625 %		NO		
<b>Monthly Principa</b>	al & Interest	\$1,735.25	5	NO		
See Projected Payme Estimated Total Mon						
			Does the loan have th	nese features?	,	
Prepayment Pen	alty			NO		
Balloon Paymen	t			NO		
Projected Pay	ments	1				
Payment Calcul				Years 1-3	0	
Principal & Inte	rest			\$1,735.25	5	
Mortgage Insur	ance			+ 297.71	1	
Estimated Escro Amount can incre				+ 834.49	9	
Estimated Tota Monthly Paym				\$2,867.4	<b>1</b> 5	
				This estimate includes		In escrow?
<b>Estimated Taxe</b>	s, Insurance			x Property Taxes		YES
& Assessments		\$834.49	)	X Homeowner's Insurance	e	YES
Amazzak ina	ra avartima	1		Other:		
Amount can increa		Monthly		See Escrow Account on page 4	for dataile Varion	nay for other property
See page 4 for details				costs separately.	FIOF details, Fou must [	
Costs at Closing						
Closing Costs		\$29,165.61	1	Includes \$17,753.55 in Loan in Lender Credits. See page 2	Costs + \$11,502.06 2 for details.	in Other Costs - \$90.00
Cash to Close		\$20,738.6	1	Includes Closing Costs. See C	Calculating Cash to Clo	ose on page 3 for details.
		1				

## **Closing Cost Details**

		Borrow	er-Paid	Seller-Paid	Paid by
Loan Costs		At Closing	Before Closing	At Closing Before Clos	ing Others
A. Origination Charges		\$5.4	92.00		
01 0.962 % of Loan Amount (Points		\$4,154.00	V 1		
02 Processing Fees		\$690.00			
03 Underwriting Fees	OF NAMED OF THE PROPERTY OF TH	\$648.00			
04	transportung ang ang ang ang ang ang ang ang ang a			12.2.1	
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08	to the 40 at 1 at distinction for the state of the state				
B. Services Borrower Did Not Sho	n For	\$8.13	20.00		
01 Appraisal Fee	to Nationwide Property & Appraisal	. 4071	\$580.00		
02 Credit Report	to Credit Plus	\$100.00	3300.00		
03 Flood Certification	to CoreLogic Flood Services	\$9.50	er , my - or speed to patterpoints. When		
04 Mortgage Insurance Premium	to Department of HUD	\$7,430.50			
05	to bepartment of 1100	477150270			
06	MAIN BORNING OF STREET, STREET				
07	encode accessor. And well a debit solution and distance and distance access on the distance of the place of regarding and the set of the solution of the set				
III. 1988 - Il de la companya de la compa	argentylethylethylethylethylethylethylethylet				
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Services Borrower Did Shop For	, - ** - 1 · · · · · · · · · · · · · · · · · ·	\$4,14	11.55		
	to AXIOM ABSTRACT LLC	\$250.00		\$250.00	
11 Title - Closer Fee	and a second control of the second control o	\$15.00	and the second second second second	7230.00	The second section is selected.
)2 Title - Courier Fee )3 Title - Escrow Fee	to JOSH JFK SAPODIN to AXIOM ABSTRACT LLC	00.01	A STATE OF THE PERSON OF THE P	\$95.00	
33 Title - Escrow ree 34 Title - Lender's Endorsements	to AXIOM ABSTRACT LLC	\$150.00		4.444	
15 Title - Lender's Title Insurance	to AXIOM ABSTRACT LLC	\$532.00			
6 Title - MARKET VALUE RIDER	to AXIOM ABSTRACT LLC	\$182.00			1/1/2/-
77 Title - Recording Service Fee	to AXIOM ABSTRACT LLC	\$250.00	- 11 - 11 - 11 - 1		
77 Title - Recording Service ree	to JOSH JFK SAPODIN	\$1,385.00			
99 Title - Title Search Abstract	to AXIOM ABSTRACT LLC	\$1,377.55			
), TOTAL LOAN COSTS (Borrower-		\$17,7	53.55		-1
oan Costs Subtotals (A + B + C)	i diwj	\$17,173.55	\$580.00		
E. Taxes and Other Government For Recording Fees	ees Deed: \$500.00 Mortgage: \$1,255.00	<b>\$5,18</b> \$1,755.00	1.00	\$845.00	
2 Transfer Taxes	to State of New York	\$3,426.00		\$1,760.00	
- Prepaids	to state of New York	\$2,83	0.08	7.11.	
and the state of t	n (12 mo.) to State Farm Fire and Casualty	92,00	\$1,342.00		
2 Mortgage Insurance Premium (			21,342,00		
3 Prepaid Interest (\$31.07 per day		\$186.42			Married No. 8 (September 20) September 1075-175-17
		\$1,301.66			***
4 Property Taxes (6 mo.) to Propert		\$1,301,00		\$2,093.73	
5 SCHOOL TAX (6 mo.) to town of h		\$1,66	8 08	42/07010	
i. Initial Escrow Payment at Closin		\$1,66	0.70		
	83 per month for 3 mo.	\$335.49	I		
2 Mortgage Insurance	per month for mo.	\$366.66			
	33 per month for 2 mo.	\$366.66			
and the second s	80 per month for 8 mo.	\$1,970.12			
The reserve and the control of the second section of the second s	53 per month for 4 mo.	\$1,970.12			
6 	and an explore represents become believe actions. Attacks which will be about the contraction of the article and a strength of the best of the contraction of the con				
7 8 Aggregate Adjustment		-\$1,377.69		Transaction access - Locardia Service 14 Production in S	
8 Aggregate Adjustment		\$1,82	2.00		
The same of the sa	to Bromium Ponits Crous	\$1,02 	A	\$8,800.00	
Real Estate Commission     Real Estate Commission	to Premium Realty Group to Keller Wiliams Realty Elite			\$8,800.00	
2 Real Estate Commission 3 Title - Owner's Title Insurance (op		\$1,822.00		V0/000.00	
	TOTAL TO AMOREMDATIVACE LIC	V17022,00	and analog country in the series of the seri	programme, mining any resident was distinct the left in a contract tillians a contract than a contract to	
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7	noid)	\$11,50	12.06		
TOTAL OTLIED COCTO IN	-raiu)				
		\$10,160.06	\$1,342.00		
ther Costs Subtotals (E + F + G + H)					
ther Costs Subtotals (E + F + G + H)  TOTAL CLOSING COSTS (Borrow	rer-Paid)	\$29,16			
I. TOTAL OTHER COSTS (Borrower other Costs Subtotals (E + F + G + H)  J. TOTAL CLOSING COSTS (Borrow closing Costs Subtotals (D + I)	rer-Paid) r increase in Closing Costs above legal limit)	<b>\$29,16</b> \$27,333.61 -\$90.00	\$1,922.00	\$22,643.73	1

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)	\$36,477.00	\$29,165.61	YES	<ul> <li>See Total Loan Costs (D) and Total Other Costs (I).</li> <li>Increase exceeds legal limits by \$90,00, See Lender Credits on page 2 for credit of excess amount.</li> </ul>	
Closing Costs Paid Before Closing	\$0	-\$1,922.00	YES	· You paid these Closing Costs before closing.	
Closing Costs Financed (Paid from your Loan Amount)	-\$7,430.00	-\$7,430.00	NO		
Down Payment/Funds from Borrower	\$15,400.00	\$15,400.00	NO		
Deposit	-\$15,400.00	-\$15,400.00	NO		
Funds for Borrower	\$0	\$0	NO		
Seller Credits	\$0	\$0	NO		
Adjustments and Other Credits	\$0	\$925.00	YES	- See details in Section K.	
Cash to Close	\$29,047.00	\$20,738.61			

#### Summaries of Transactions

## Use this table to see a summary of your transaction.

\$20,738.61

K. Due from Borrower at	Clasina	\$468,168.61
01 Sale Price of Property	ciosing	\$440,000.00
	nal Property Included in Sale	74-10,000.00
03 Closing Costs Paid at C		\$27,243.61
04	Joshig (J)	727,273.0
Adjustments		
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06	The second development of the second of the second	
07		
Adjustments for Items Pa	id by Seller in Advance	commence on marketherin man attended to be
08 City/Town Taxes 11/		\$211.00
A. Andrews Cont Con	25/20 to 12/31/20	\$424,00
	25/20 to 05/31/21	a
11 VILLAGE TAXES 11-	25-20 TO 5-31-21	\$290.00
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14	The state of the s	
15		
L. Paid Already by or on E	Behalf of Borrower at Closing	\$447,430.00
01 Deposit	-	\$15,400.00
02 Loan Amount		\$432,030.00
03 Existing Loan(s) Assum	ed or Taken Subject to	
04		
05 Seller Credit	And the state of t	
Other Credits		
06 BorrowerPaidFees	ama diama dia Emba Malik dia dan kerkadanka Kadabibahan Pantanbertanian di dan Pantikidi Salas (KB SA NA PANTI	arrows a few reasons and make the first
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Adjustments for Items Un	paid by Seller	
12 City/Town Taxes	to	
13 County Taxes	to	ala 8 tuot will talked NATHWANDE A 8 SF NATH
14 Assessments	to	
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17		
ALCULATION		
otal Due from Borrower at Clo	osina (K)	\$468,168.61
CONTRACTOR OF THE PROPERTY OF	half of Borrower at Closing (L)	-\$447,430.00

SELLER'S TRANSACTION	V		
M. Due to Seller at Closing		\$440,925.00	
01 Sale Price of Property	\$440,000.00		
02 Sale Price of Any Persona	l Property Included in Sale		
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<b>Adjustments for Items Paid</b>	by Seller in Advance		
09 City/Town Taxes 11/25/	20 to 12/31/20	\$211,00	
10 County Taxes 11/25/	20 to 12/31/20	\$424.00	
11 Assessments 11/25/	20 to 05/31/21		
12 VILLAGE TAXES 11-25-2	20 TO 5-31-	\$290.00	
13			
14			
15			
16	Vincenzie Weimpiel Caronina		
N. Due from Seller at Closi	ng	\$125,930.50	
01 Excess Deposit	,		
02 Closing Costs Paid at Clos	sing (J)	\$22,643.73	
03 Existing Loan(s) Assumed			
04 Payoff of First Mortgage I		\$103,286.77	
05 Payoff of Second Mortgag	ge Loan	,	
06	Control of the Contro	AND THE THEOREM THE THE PERSON THE	
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08 Seller Credit			
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Adjustments for Items Unp	aid by Seller		
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CALCULATION			
Total Due to Seller at Closing	(M)	\$440,925.00	
Total Due from Seller at Closin	-\$125,930.50		
Cash ☐ From X To Selle	er'	\$314,994.50	

Cash to Close X From To Borrower

## **Additional Information About This Loan**

Loan Disclosures				
Assumption If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If your loan  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this property to another person, your lender  If you sell or transfer this person to assume this loan on the original terms.  If you sell or transfer this person to assume this loan on the original terms.  If you sell or transfer this person to assume this loan on the original terms.  If you sell or transfer this person to assume this loan on the original terms.	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 escroy 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.			
has a demand feature, which permits your lender to require early	Escrow			
repayment of the loan. You should review your note for details.  All does not have a demand feature.  Late Payment	Escrowed Property Costs over Year 1	\$13,586.40	Estimated total amount over year 1 for your escrowed property costs:  See attached page for additional information	
If your payment is more than 15 days late, your lender will charge a late fee of 4% of the principal and interest overdue.	Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs:	
Negative Amortization (Increase in Loan Amount)			You may have other property costs.	
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	Initial Escrow Payment	\$1,668.98	A cushion for the escrow account you pay at closing. See Section G on page 2.	
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.	Monthly Escrow Payment	\$1,132.20	The amount included in your total monthly payment.	
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.	lender does not costs, such as tax	offer one. You kes and home	int because  you declined it  your must directly pay your property cowner's insurance. Contact your have an escrow account.	
do not have a negative amortization feature.	No Escrow			
Partial Payments Your lender	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.	
may accept payments that are less than the full amount due	Escrow Waiver Fee			
<ul> <li>(partial payments) and apply them to your loan.</li> <li>☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.</li> <li>☒ does not accept any partial payments.</li> </ul>	ment may change.	You may be a	and, as a result, your escrow pay- ble to cancel your escrow account,	

#### es 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 231 Carol Drive, Massapequa Park, NY 11762

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

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	
<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.	\$703,942.61
Finance Charge. The dollar amount the loan will cost you.	\$269,173.06
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$416,829.58
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	3.759 %
<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.	44.637 %

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.
- x 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	Réal Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	The Federal Savings Bank		PREMIUM GROUP REALTY CORP	KELLER WILLIAMS REALTY ELITE	Josh JFK Sapodin, Attorney at Law
Address	395 N. Service Road 407 Melville, NY 11747		450 Sunrise HWY Rockville Center, NY 11570	695 Broadway Massapequa, NY 11758	333 Jericho Turnpike, Sto 230 Jricho, NY 11753
NMLS ID	411500				and the state of t
NY License ID		THE REPORT OF A PARTY	10991223439	10991222367	2566750
Contact	Angenor Jimenez		Alejandra Saavedra	Kimberly Holland	Josh Sapodin
Contact NMLS ID	191656	Names and Americans and Americ			
Contact NY License ID	- VIII 1911 MILLS 1111 1111	in comprehensions research all a reference soft for each and the scale and	10401338266	10401289736	2566750
Email	pjimenez@ thefederalsavingsbank. com		alejandrarealtor7@gmail.com	km@kimhollandhomes. com	sapodinlaw@gmail.com
Phone	646-568-3614	A AMERICA SALATION IN IN IN ACCOUNT OF A SOLATE SA SOCIETY OF STREET	718-864-8106	516-236-6303	516-921-4400

# **Addendum to Closing Disclosure**

This form is a continued statement of final loan terms and closing costs.

**Settlement Agent** 

Josh JFK Sapodin, Attorney at Law

**Property** 

231 Carol Drive

Massapequa Park, NY 11762

Borrower

Luz Stella Prado 150-68 Jewel Ave #1A Flushing, NY 11367

## **Additional Information About This Loan**

## **Loan Disclosures**

## **Escrow Account**

Escrow

**Escrowed Property Costs** over Year 1

\$13,586.40

Estimated total amount over year 1 for your escrowed property costs:

Property Taxes, Homeowner's Insurance, Mortgage Insurance, City Property Tax, school tax

## **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

11-25-2020