

Subject: **Offer from Jeffrey Augustin And Raquel Lebron-Rosado re 663 Westminster Rd Baldwin NY 11510**

Date: 6/1/2020 8:15:04 PM Eastern Standard Time

From: jwolff5604@aol.com

To: pedropita.realestate@gmail.com, Drodriquez@prealtynyc.com

Cc: jeffreyaugustin03@gmail.com, raqlebron@gmail.com

Bcc: jaugul@aol.com

Hi Francisco:

You will find attached the offer we discussed with all the supporting documentation . We will be updating the pre approval momentarily. It is a very solid offer for \$440,000 with 20% down payment and closing within 45 days.

Please make sure to have the illegal listing removed as promised. We will have an engineer's inspection and expect the property to be delivered vacant.

Please acknowledge receipt of this offer. We will call you to schedule the inspection upon your client acceptance of this offer. We also expect the contact information for the seller's attorney

Best regards,

Sent from [AOL Desktop](#)

Jean-Marie Wolff
Licensed Real Estate Broker/Owner
ESP Realty Inc
247-2 Post Ave
Westbury, New York

(516) 997-4400 Office
(516) 997-5063 Fax
(516) 319-4651 Cell
www.esprealtyinc.com
<https://www.linkedin.com/in/jean-marie-wolff-3b2178a>

ESP REALTY INC.

247-2 Post Ave
Westbury, New York 11590

PROPOSED TRANSACTION

DATE: 4/1/2020

RECEIVED FROM: JEFFREY AUGUSTIN & RAQUEL LEBRON - ROSADO

RESIDING AT: _____

HOME PHONE: _____

BUS. PHONE: _____

THE AMOUNT OF \$ 100

AS GOOD FAITH DEPOSIT ON THE

PURCHASE OF PROPERTY LOCATED AT: 663 WESTMINSTER RD BALDWIN NY 11570

TERMS OF SALE: (Subject to attorney's approval & formal contract)

Purchase Price:

SUBJECT TO INSPECTION \$ 440,000

To be paid on contract:

& TO BE DELIVERED \$ 10,000

Subject to Securing a mortgage of:

VACANT \$ 352,000

Balance due at closing

\$ 28,000

A formal contract is to be signed on or about: ASAP

Closing will take place on or about 45 DAYS FROM CONTRACT at the office of the seller's or lending institution's attorney.

The purchaser(s) and seller(s) recognize ESP REALTY INC. as the selling broker who brought about the sale.

SELLER'S ATTORNEY: MATTHEW A. RUBINO SR 516 584-3211

Name address and phone number

PURCHASER'S ATTORNEY: MELVIN W. TETTER (976) 334-4433

Name address and phone number

Approved and accepted:

Purchaser(s): VERBAL

Seller(s): _____

ESP REALTY INC: By _____

Licensed Realtor

**Family First Funding LLC**

50 Charles Lindbergh Blvd. suite 503
Uniondale NY 11553
Branch NMLS #810371

Date: 05/05/2020 Borrower(s): Jeffrey Augustin Property Address: TBD Loan Type: 30 year fixed Purchase Price: \$430,000 Seller's Concession: n/a	Down Payment: 20% Base Loan Amount: 344,000.00 LTV/CLTV: 80% of purchase Monthly Taxes: \$921.00 HOI: \$80.00 Rate: TBD HOA Fee: n/a
Family First Funding LLC <input type="radio"/> has <input checked="" type="radio"/> has not received a signed loan application from you.	

Congratulations! You have been **PRE-APPROVED** for the above terms. We are pleased that you selected Family First Funding LLC and are confident that you will be too!

As a **Pre-Approved Buyer**, here are just some of the advantages that you will enjoy:

- **Negotiating Power:** With financing, secured sellers know that your offer is solid, and that you have a closing date.
- **Privacy:** No need to discuss your financial/credit information – **you are pre-approved!**
- **Competitive Programs:** You will enjoy superior service at competitive rates, and we also offer competitive closing costs.
- **Low Rates:** As a direct lender, our rates and fees are some of the lowest in the industry.

While you continue to search for your new home, here are some important things for you to remember:

- Feel free to call me if you would like to change your loan amount, term or type of loan.
- **Your interest rate is floating** and you may call at any time to discuss the rate protection options available. **Your credit report is on file.**
- **This is not an approval for the loan.** Loan approval will require:
 - Verification of your information. Your income/asset information is based on what you voluntarily supplied ☒ **verbally** or ☐ **in writing**, even though not required per CFPB's "Know Before You Owe" regulation.
 - Your financial status and credit report to remain substantially the same until the loan closes.
 - An appraisal supporting the purchase price on the property you intend to buy and clear title.
 - The loan type and terms noted above to remain available on the market.
 - Execution of all required loan documents.

THANK YOU for your business! As your dedicated mortgage advisor, please do not forget that I am your advocate. I am here to make your home-buying experience a pleasant one and I welcome your calls – now or at any time throughout the process.

Regards,

Noah Mann
Branch Manager, NMLS #57793

Office: 516-739-7330 | Cell: 516-960-8818 | Fax: 516-706-9106
Email: nmnn@fam1fund.com

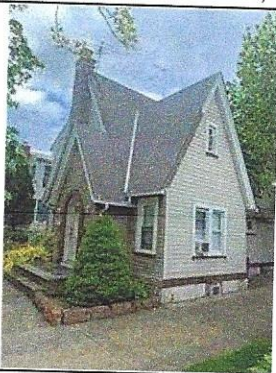
Your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.



This is not a commitment to lend. All loans subject to an application, credit review, and underwriting approval. All rates and terms quoted herein are for informational purposes only, and are subject to change without notice. Family First Funding LLC: NMLS ID 810371. Visit www.nmlsconsumeraccess.org for complete state licensing information. Equal Housing Lender.

663 Westminster Rd, Baldwin, NY 11510

List Price: \$450,000



ML#: 3214945

Residential

1 Family, Det

LSC: NEW

Sec/Area:

Style: Cape

Devel:

Rooms: 7

Hamlet:

Br: 4

Village:

Baths Full: 2

Half: 1

Taxes: \$13,709.00

Vill Tax:

Lot Size: 50x100

Total Taxes: \$13,709.00

Lot Sqft: 4000

Dis:

Sec: 36

Zoning:

Block: 212

Lot: 199

Adult Comm: N

Appx Yr Built: 1936

Year Renovated:

Yr Built Exception:

New Constr: N

School District: Baldwin

Elementary School:

Jr High School: Baldwin Middle School

High School: Baldwin Senior High School

Cross Street: Grand Ave

Directions: GPS

Walk Score®: 77

Location Features: Close to Bus

PUD:

Agent Only Remarks: No offer considered accepted until formal contract of sale is fully signed and delivered. Compensation offered to MLS participants only. All info including, but not limited to lot size, taxes, age of the property are not guaranteed and should be verified by selling agent/buyer. . Please submit offers with pre-approval letter/proof of funds.

Public Remarks: Great looking tudor home that has been recently updated. 3 Bedrooms and 2.5 Bath. Hardwood floors, large kitchen, formal dining room, fireplace, Fabulous outdoor enclosed patio. fantastic boiler and hot water heater. finished basement SOE priced to sell.

Property Characteristics

Interior Features

Interior Features: Eat in Kitchen, Formal Dining Room, Hardwood Floors As Seen, Master Bath, Walk Out Basement

Total Rooms Finished:

Appearance: Good

Appx Int Sqft:

Basement: Finished, Full

Kitchens: 1

Office:

Attic:

Fireplaces: 1

AAM:

Exteriors Features

Exterior Features:

Tennis Ct Desc:

Parking: 2 Car Attached, Garage Parking

Driveway: Pvt

of Parking Spaces:

Siding Description:

Street Type:

Other Structures:

View:

Lot Exposure:

Building Size:

Utilities

A/C:

CAC Zones:

Heating Fuel: Natural Gas

Heating Type:

Heat Zones:

Sep HW Heater:

Hotwater:

of Heat Units:

of Electric Meters:

of Gas Meters:

Garbage Removal:

Water Description:

Sewer Description:

Included In Taxes: Sewer

Permit:

Included: A/C Units, Air Filter System, Dishwasher, Dryer, Fireplace Equip

Personal Property Exclusions:

Personal Property Exclusions (Additional):

Modification Exclusions:

Waterfront Features:

Building Features:

Water Frontage:

Green Features:

Floor Plans

Level	Type	Description
1	Dining Room	
1	Family Room	
1	Kitchen	
1	Lavatory	
2	Master Bedroom	
2	Bedroom	
2	Bedroom	
2	Bathroom	
Basement	Bedroom	
Basement	Bedroom	

Additional Info

Also For Rent: N

Auction Listing:

REO: N

Prepared by: Jean-Marie Wolff ESP Realty Inc (516) 997-4400
 jwolff5604@aol.com (C) (516) 319-4651 05/16/2020 4:06 PM
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Rental Income:

Auction Terms Sale Listing:

Supersedes ML#:

Tenant Pays:

Contract Vendee Listing:

Investment Info

List Date: 5/12/2020

Original LP: \$450,000

Agreement Type: Excl Right

Exp Date: 5/12/2021

Prior LP:

Seller Agency Comp: 0

List Price: \$450,000

Buyer Agency Comp: 2.5

Owner Financing:

Broker Agency Comp: 2.5

Offers of compensation are for OneKey™ MLS Participants only.

Concessions Paid by Seller:

Occupancy:

Owner: Collado

Offers: Can be Present

List Broker: Premium Group Realty Corp (PRMN01)

516-243-7570

List Agent: Diego Rodriguez

631-316-4037

Co List Office:

Co List Office Ph:

Show Instr: text 631-316-4037

Status/Show#: 631-316-4037

Status/Show# 2:

Lockbox: N

Neg Dir: N

Access Showing: BKR

Diego Rodriguez
Broker

Talked 5/30/2020
to Fernando Rata
Agent

People in House
started moving
by Monday, will
let us know when
all of them will move.

5/22/2020
left message
other agent will
take down listing

for 475,000
596 3210912
by Monday



Parcel ID: N2089-36-212-00-0199-0

Property Address

663 Westminster Rd
N. 11510-1038, NY
Baldwin

County: N

Carrier Rte: C030

Census Tract: 4129004003

Loc:

Tax Unit:

Building:

Section: 36 **Block:** 212

Additional Lot: ID#: **Lot:** 199

Owner Info:

Owner: Delby Collado

Owner Addl: Ramiro

Company:

Own Ph#:

Ownership:

Do Not Call: **Mailing Opt Out:**

Non Owner Occupied: N

Mailing Address

663 Westminster Rd C030

-North Baldwin, NY 11510

1038

Taxes	Assessments	Appraised	Lot Description
County Tax: \$3,648	Land Value: \$493	Land Value: \$493	Acres: 0.0918
School Tax: \$7,827	Imp Value: \$211	Imp Value: \$211	Lot Sqft: 4000
Taxes: \$11,475	Total Value: \$704	Total Value: \$704	Lot Frontage Ft: 50.0000
Tax Year: 2018	Assessment Update Date: 8/07/2019		Lot Depth: 100.0000
NYS Exemption: Y	Data Update Date: 1/16/2020		Irregular:
Schools SD#: Baldwin		State School Code: 282010	State SWIS Code: 282089

Property Characteristics

Property Characteristics

Property Class: 2100. - Single Family Residence

Stories: 1.7 **# Bldgs:** 1

Total Rooms: 7

Baths Full: 1

Baths Half: 1

Baths Total: 2

Fireplaces: 1

Fuel: Oil

Pool:

Year Built: 1936

Ext Walls: Aluminum/Vinyl

Style: Old

Location Influence:

Property Indic: Single Family Residence

Garage: Frame/Concrete Block

Garage 324.00

Ground Floor Sqft: 798.00

Sewer:

Land Use: Sfr

Park: Frame/Concrete Block Garage

Univ Bldg Sqft: 1434 L

Water:

Deed Info

Property Characteristics

Deed Date: 10/12/2012

Deed Recording Date: 2/13/2013

Deed Book/Page: 038299/ 000461

Sales Deed Categ: Deed Of Trust

Sold Price:

Grantor:

Multi APN:

Mortgage Recording Date: 2/13/2013

Mortgage Amount: \$109,300

Lender: Hud-Housing/Urban Dev

,Conventional 30 Y

2nd Mtg:

Historical Deed 1:

Historical Deed 1

Deed Date: 4/23/2009

Deed Recording Date: 6/04/2009

Deed Book/Page: 033796/ 000807

Sales Deed Categ: Deed Of Trust

Sold Price:

Grantor:

Grantee: Collado Ramiro & Delby

Multi APN: M

Mortgage Amount:

Historical Deed 2:

Historical Deed 2

Deed Date: 10/28/2008

Deed Recording Date: 11/19/2008

Deed Book/Page: 012455/ 000265

Sold Price: \$381,600

Grantor: Repishti Diana

Grantee: Collado Ramiro

Listing History

ML#	Style	Rms	Br	Bth	Status	Price	List Date	Exp Date	Title Date	DOM
3214945		7.0	4	2.5	NEW	\$450,000	05/12/2020	05/12/2021		
3210912		10.0	3	2.5	NEW	\$475,000	04/07/2020	12/31/2020		
2054660	Tudor	7.0	3	1.5	CL	\$360,000	03/05/2008	09/05/2008	10/29/2008	166

663 Westminister Rd, N. Baldwin, NY 11510

List Price: \$475,000

Photo Not
Available

ML#: 3210912

Residential

1 Family, Det

LSC: NEW

Sec/Area:

Devel:

Hamlet:

Village:

Taxes: \$12,223.00

Vill Tax:

Total Taxes: \$12,223.00

Dis:

Sec: 36

Block: 212

Lot: 199

Appx Yr Built: 1936

Yr Built Exception:

Style: Hi Ranch

Rooms: 10

Br: 3

Baths Full: 2

Half: 1

Lot Size: 50x100

Lot Sqft: 4000

Zoning:

Adult Comm: N

Year Renovated:

New Constr: N

School District: Baldwin

Jr High School: Baldwin Middle School

Elementary School:

High School: Baldwin Senior High School

Cross Street: Nelson Ave

Directions: use your navigation system

Walk Score®: 77

Location Features:

PUD:

Public Remarks: Beautiful one family house, three bedroom duplex, with finish basement lots of closet space

Property Characteristics**Interior Features**

Interior Features: Lr/Dr

Total Rooms Finished:

Appearance:

Appx Int Sqft:

Basement: Finished, Full

Kitchens: 1

Office:

Attic:

Fireplaces: 0

AAM:

Exteriors Features

Exterior Features:

Tennis Ct Desc:

Parking: 2 Car Detached

Driveway: Pvt

of Parking Spaces:

Construction: Brick, Frame

Siding Description: Shingle

Street Type:

Other Structures:

View:

Lot Exposure:

Building Size:

Utilities

A/C: Window Units

CAC Zones:

Heating Fuel: Natural Gas

Heating Type: Base Board, Hot Water

Heat Zones:

Sep HW Heater:

Hotwater:

of Heat Units:

of Electric Meters:

of Gas Meters:

Garbage Removal:

Water Description: Municipal

Sewer Description: Municipal

Included In Taxes:

Permit:

Included:

Personal Property Exclusions:

Personal Property Exclusions (Additional):

Modification Exclusions:

Waterfront Features:

Water Frontage:

Building Features:

Green Features:

Floor Plans**Additional Info**

Also For Rent: N

Rental Income:

Tenant Pays:

Auction Listing:

Auction Terms Sale Listing:

Contract Vendee Listing:

REO: N

Supersedes ML#:

Investment Info

List Date: 4/07/2020

Exp Date: 12/31/2020

Original LP: \$475,000

Prior LP:

List Price: \$475,000

Owner Financing:

Agreement Type:

Seller Agency Comp: 1.5

Buyer Agency Comp: 0

Broker Agency Comp: 1.5

Offers of compensation are for OneKey™ MLS Participants only.

Concessions Paid by Seller:

Occupancy:

Owner: Collado

Offers: Can be Present

List Broker: Fine Choice Realty Inc (FINC01)

718-363-2200

List Agent: Barrington Richards

718-363-2200

Co List Office:

Co List Office Ph:

Show Instr: Please call broker for appointment

Status/Show#: 718-363-2200

Status/Show# 2:

Prepared by: Jean-Marie Wolff ESP Realty Inc (516) 997-4400
jwolff5604@aol.com (C) (516) 319-4651 05/30/2020 2:09 PMInformation supplied by third parties and not by Multiple Listing Service of Long Island, Inc.
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Illegal
listing
No agreement with
owner
No description
No picture



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[ASIE \(https://apps.nassaucountyny.gov/ASIE/\)](https://apps.nassaucountyny.gov/ASIE/)

[Tax Map Verification \(/tmv/\)](#)

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(/getphoto.php?img=36212++01990-1.jpg&id=36212++01990)

Address: 663 WESTMINSTER RD.BALDWIN, 11510

Village: N/A

School: Baldwin - 10

Town: Hempstead

For translation services of all documents, please contact LanguageLine Solutions at 1-800-752-6096 (tel:+1-800-752-6096) / www.language.com (<https://www.language.com>)

Select Language ▾

Section: 36

Block: 212

Lot: 199

Condo:

Unit:

Values

General and School Taxes

Open and Paid Taxes Info

Property Description

Recent Sales

My Nassau Info

Tax Class 1 Res Prognose (2021 Only)

Values Used for

This Class 1 Property

2022 - School ('21-22) and County/Town '22'

Fair Market Values **\$449,139**

Effective Market Value **\$449,139**

Level of Assessment (% of Market Value) .1%

Assessed Value 449

Tax Roll Status Tentative as of 1/2/20

Taxable Status Date January 2, 2020

The Assessed Value for Class I residential properties (excluding new construction and renovations) cannot be increased

Note: Fair Market Value is the value determined by the Department of Assessment, which reflects the amount of money

View Appeals Process ARC (<https://www.nassaucountyny.gov/2207/How-to-Appeal-Your-Assessment>)

View Value Changes To Current, Prior or Tentative Assessment Roll (</getappeals.php?id=36212++01990>)

Section: 36

Block: 212

Lot: 199

Condo:

Unit:

Values

General and School Taxes

Open and Paid Taxes Info

Property Description

Recent Sales

My Nassau Info

Tax Class 1 Res Prognose (2021 Only)

School Taxes

General Taxes

Tax Year:

2020 ▼

Update

TAX LEVY DESCRIPTION	TAXABLE VALUE	TAX RATE PER \$100	TAX DOLLAR AMOUNT
Net School Tax	704	1351.376	\$9,513.69
Net Library Tax	704	60.104	\$423.13
Net Recreation Tax			
Combined School Taxes			\$9,936.82
School Adjustments	STAR Savings		-\$1,486.51
Total School Taxes			\$8,450.31
1st Half Taxes			\$4,225.16
2nd Half Taxes			\$4,225.15

CODE	DESCRIPTION	EXEMPT AMOUNT	SAVING DUE TO EXEMPTION
B	Basic Star	110	\$1486.51
Total School Exemption Savings:			\$1486.51

EXEMPTION DESCRIPTION	TAX RATE	TAXABLE VALUE
Non-Exempt	1411.48	594
Basic Star	1351.376	110

Select Language ▼

Section: 36

Block: 212

Lot: 199

Condo:

Unit:

Values	General and School Taxes	Open and Paid Taxes Info	Property Description
Recent Sales	My Nassau Info	Tax Class 1 Res Prognose (2021 Only)	
School Taxes	General Taxes	Tax Year: 2020 ▼ Update	

TAX LEVY DESCRIPTION	TAX DISTRICT#	TAXABLE VALUE	TAX RATE PER \$100	TAX DOLLAR AMOUNT
NASSAU COUNTY TAXES				
11C - County General Fund	424	704	11.677	\$82.21
11E - County Environmental Bond	424	704	2.535	\$17.85
11F - Fire Prevention	424	704	4.345	\$30.59
11N - Nassau Community College	424	704	12.183	\$85.77
11P - County Police Headquarters	424	704	90.036	\$633.85
11R - New York State property tax refund fund	424	704	0	0
11W - STORM WATER RESOURCES ZONE OF ASSESSMENT	424	704	2.958	\$20.82
1204 - SEWER COLL & DISPOSAL ZONE OF ASSESSMENT	424	704	34.184	\$240.66
13 - County Police	424	704	93.055	\$655.11
THE TOTAL OF YOUR NASSAU COUNTY TAXES:				\$1,766.86

TOWN OF HEMPSTEAD TAXES

110 - Baldwin Public Parking District	424	704	3.4	\$23.94
11T - Town General Fund	424	704	14.085	\$99.16
12H - Town Highway	424	704	45.79	\$322.36

12T - Town Building Dept, Zoning & Appeals, Unincorporated Area	424	704	2.76	\$19.43
147 - Town of Hempstead Lighting District	424	704	6.398	\$45.04
1V - Town of Hempstead Park District	424	704	29.4	\$206.98
1X - Town of Hempstead Refuse Disposal District	424	704	27.551	\$193.96
THE TOTAL OF YOUR TOWN TAXES:				\$910.87
SPECIAL DISTRICT TAXES				
156 - Baldwin Fire District	424	704	61.038	\$429.71
192 - Sanitary District 2	424	704	94.554	\$665.66
THE TOTAL OF YOUR SPECIAL DISTRICT TAXES:				\$1,095.37
TOTAL			535.949	\$3,773.10
1st HALF				\$1,886.55
2nd HALF				\$1,886.55

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