

Closing Disclosure

Closing Information

ate issued12/07/2020  
osing Date12/07/2020  
isbursement Date12/07/2020  
ettlement AgentMARK ROSENBLOOM, ESQ PLLC  
e #20-TBL30570S  
roperty41 Conklin Street  
Deer Park, NY 11729  
le Price\$385,000.00

Transaction Information

BorrowerLuis A Rodriguez  
15908 65th Ave  
Fresh Meadow, NY 11365  
  
SellerCAROL J HIRTZEL  
41 CONKLIN STREET  
DEER PARK, NY 11729

Summaries of Transactions

SELLER'S TRANSACTION

ue to Seller at Closing\$385,143.00  
1 Sale Price of Property\$385,000.00  
2 Sale Price of Any Personal Property Included in Sale  
3  
4  
5  
6  
7  
8  

Adjustments for Items Paid by Seller in Advance

9 City/Town Taxes to  
0 County Taxes12/1/20 to 12/6/20\$143.00  
1 Assessments to  
2 to  
3 to  
4 to  
5 to  
6 to  
ue from Seller at Closing-\$27,159.00  
1 Excess Deposit  
2 Closing Costs Paid at Closing (J)\$18,540.00  
3 Existing Loan(s) Assumed or Taken Subject to  
4 Payoff of First Mortgage Loan  
5 Payoff of Second Mortgage Loan  
6  
7  
8  
9 Seller Credit\$10,000.00  
0 PCOC\$500.00  
1  
2  
3  
4  
5  

Adjustments for Items Unpaid by Seller

6 City/Town Taxes to  
7 County Taxes12/1/20 to 12/6/20\$119.00  
8 Assessments to  
9 to  
0 to  
1 to  
2 to  
ALCULATION  
ial Due to Seller at Closing\$385,143.00  
ial Due from Seller at Closing-\$27,159.00  
ish ☐ From ☒ To Seller\$357,984.00

Contact Information

REAL ESTATE BROKER (B)


NamePremium Group Realty Corp.  
  
Address450 Sunrise Highway  
Rockville Centre, NY 11570  
  
NY License ID10991223439  
ContactRaul Martinez  
Contact NY License ID40MA1064900  
Emailraul81277@hotmail.com  
Phone(516) 243-7570  

REAL ESTATE BROKER (S)


NameDouglas Elliman Real Estate  
  
Address1772 East Jericho Turnpike  
Huntington Station, NY 11746  
  
NY License ID10491203188  
ContactSusan Giglio  
Contact NY License ID30GI1019908  
Emailsusan.gigliano@elliman.com  
Phone(631) 499-9191  

SETTLEMENT AGENT


NameMARK ROSENBLOOM, ESQ PLLC  
  
Address25 MELVILLE PARK RD SUITE 107  
MELVILLE, NY 11747  
  
NY License ID2271278  
ContactMARK ROSENBLOOM  
Contact NY License ID2271278  
EmailCLOSINGS@MARKROSENBLOOMESQPLLCCOM  
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](http://www.consumerfinance.gov/mortgage-closing)

CLOSING DISCLOSURE



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Closing Cost Details

Loan Costs		Seller-Paid	
Origination Charges % of Loan Amount (Points)		At Closing	Before Closing
Services Borrower Did Not Shop For			
Services Borrower Did Shop For			
Other Costs			
Taxes and Other Government Fees			
1 Recording Fees	Deed: Mortgage:		
2 State Deed Tax/Stamp Fee	to COUNTY CLERK		
Prepays			\$1,540.00
1 Homeowner's Insurance Premium ( mo.)			
2 Mortgage Insurance Premium ( mo.)			
3 Prepaid Interest ( per day from to )			
4 Property Taxes ( mo.)			
Initial Escrow Payment at Closing			
1 Homeowner's Insurance	\$ per month for mo.		
2 Mortgage Insurance	\$ per month for mo.		
3 Property Taxes	\$ per month for mo.		
Aggregate Adjustment			
Other			
COMMISSION FEE	to DOUGLAS ELLIMAN		\$7,500.00
COMMISSION FEE	to PREMIUM GROUP REALTY LLC		\$7,500.00
TOTAL CLOSING COSTS			\$16,540.00

