


<b>35 Pearl Street, Holbrook, NY 11741</b>		<b>List Price: \$395,000</b>	
	<b>ML#: 3335788</b>		Residential    1 Family, Det    LSC: New
	<b>Sec/Area:</b>		<b>Style:</b> Ranch
	<b>Devel:</b>		<b>Rooms:</b> 6
	<b>Hamlet:</b>		<b>Br:</b> 3
	<b>Village:</b>		<b>Baths Full:</b> 2 <b>Half:</b> 0
<b>Taxes:</b> \$9,677.88 <b>Vill Tax:</b>		<b>Lot Size:</b> .17 Acres	
<b>Total Taxes:</b> \$9,677.88		<b>Lot Sqft:</b> 7405	
<b>Dis:</b> 500 <b>Sec:</b> 175.00		<b>Zoning:</b> Residential	
<b>Block:</b> 2.00 <b>Lot:</b> 61.000		<b>Adult Comm:</b> N	
<b>Appx Yr Built:</b> 1970		<b>Year Renovated:</b>	
<b>Yr Built Exception:</b>		<b>New Constr:</b> N	
<b>School District:</b> Sachem		<b>Elementary School:</b>	
<b>Jr High School:</b> Seneca Middle School		<b>High School:</b> Sachem High School North	
<b>Cross Street:</b> Patrician Street		Walk Score®: 31	
<b>Directions:</b> Sunrise Hwy to Veterans Hwy, right onto Grundy Ave, right onto Pearl St			
<b>Location Features:</b>			
<b>PUD:</b>			
<b>Agent Only Remarks:</b> —Both Homeowners Have Pre-Existing Conditions. So MASKS, Sanitized Hands & PROVIDED SHOE COVERS REQUIRED TO ENTER THE HOUSE; No Exceptions — **No Shows till Saturday August 7th** Please request appointments through ShowingTime or call 631-585-8500; request an appt starting on the hour, half hour or quarter hour & you'll have up to 15 minutes in the home. // Please send offers to Kyle.Kollegger@elliman.com//631-521-3581 **Safe in closet is excluded			
<b>Public Remarks:</b> This Super Clean 3 Bedroom, 2 Bath Ranch Has All Of Your Bases Covered Including Kitchen w/SS Appliances & Granite Counters, Living Room, Dining Area & Family Room w/Wood Burning Stove, Hardwood Floors, LED Hi Hats, Lots Of Closets/Storage, Full Finished Basement, Garage & Young Roof All On A 75x100 Lot With Sidewalks & Ideally Located Around Corner From A Small Park...Come See For Yourself			
<b>Property Characteristics</b>			
<b>Interior Features</b>		<b>Exteriors Features</b>	
<b>Interior Features:</b> Eat in Kitchen <b>Total Rooms Finished:</b> <b>Appearance:</b> <b>Appx Int Sqft:</b> 1400 <b>Basement:</b> Finished <b># Kitchens:</b> 1 <b>Attic:</b> Scuttle <b>Fireplaces:</b> 1		<b>Exterior Features:</b> <b>Tennis Ct Desc:</b> <b>Parking:</b> 1 Car Attached <b>Driveway:</b> Pvt <b>Construction:</b> Frame <b>Siding Description:</b> <b>Street Type:</b> PUBLIC <b>Other Structures:</b> <b>View:</b> <b>Lot Exposure:</b> <b>Building Size:</b>	
		<b>Utilities</b>	
		<b>A/C:</b> Wall Units <b>Heating Fuel:</b> Oil <b>Heating Type:</b> Hot Water <b>Heat Zones:</b> <b>Sep HW Heater:</b> Yes <b>Hotwater:</b> Fuel Oil Stand Alone <b># of Heat Units:</b> <b># of Electric Meters:</b> <b># of Gas Meters:</b> <b>Garbage Removal:</b> <b>Water Description:</b> Municipal <b>Sewer Description:</b> Municipal <b>Included In Taxes:</b> <b>Permit:</b>	
<b>Included:</b> Dishwasher, Dryer, Oven/Range, Refrigerator, Washer			
<b>Personal Property Exclusions:</b>			
<b>Modification Exclusions:</b> None			
<b>Waterfront Features:</b>		<b>Water Frontage:</b>	
<b>Building Features:</b> Hardwood Floors Exist			
<b>Green Features:</b>			
<b>Floor Plans</b>			
<b>Level</b>	<b>Type</b>	<b>Description</b>	
1	Living Room	EIK w/ DA, LR, Den, Br1, Br2, Br3, Full Bath	
<b>Additional Info</b>			
<b>Also For Rent:</b> N		<b>Auction Listing:</b>	
<b>Rental Income:</b>		<b>Auction Terms Sale Listing:</b>	
<b>Tenant Pays:</b>		<b>Contract Vendee Listing:</b>	
<b>List Date:</b> 8/05/2021	<b>Original LP:</b> \$395,000	<b>Agreement Type:</b> Excl Right	
<b>Exp Date:</b> 5/30/2022	<b>Prior LP:</b>	<b>Seller Agency Comp:</b> 0	
	<b>List Price:</b> \$395,000	<b>Buyer Agency Comp:</b> 2.0%	
	<b>Owner Financing:</b> N	<b>Broker Agency Comp:</b> 2.0%	
<i>Offers of compensation are for OneKey™ MLS Participants only.</i>			
<b>Listing Office/Agent Info</b>			
Douglas Elliman Real Estate ( DERE67)		631-758-2552	Bryn G Elliott      631-758-2552
<b>Co-Listing Office/Agent Info</b>			
Prepared by: George Davalos    Premium Group Realty Corp    (516) 243-7570			
george91sales@gmail.com (C) (631) 748-0826    08/09/2021 12:35 PM			
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# New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by George Davalos of Premium Group Realty  
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

☐ Seller as a (check relationship below)

☐ Seller's Agent

☐ Broker's Agent

☒ Buyer as a (check relationship below)

☒ Buyer's Agent

☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) Maria Godoy, Jennifer Masache, Emmanuel Masache acknowledge receipt of a copy of this disclosure form:

Signature of ☒ Buyer(s) and/or ☐ Seller(s)  
Maria Godoy, Jennifer Masache, Emmanuel Masache

Date: 5/15/2021

Date: \_\_\_\_\_



THIS IS A LEGALLY ENFORCEABLE CONTRACT. YOU SHOULD  
CONSIDER WHETHER YOU WISH TO CONSULT YOUR ATTORNEY  
PRIOR TO SIGNING THE SAME.



"THE RATE OR AMOUNT OF COMMISSION CHARGED FOR THE SALE,  
EASE, APPRAISAL OR MANAGEMENT OF REAL ESTATE SHALL BE  
NEGOTIATED BETWEEN EACH MEMBER OF LIBOR AND HIS CLIENT"

### SALES AGREEMENT

Date 8/8/2021

PURCHASER:

Maria Godoy  
(name)

Jennifer Masache  
(name)

Emmanuel Masache  
(name)

SELLER:

Hsia  
(name)

(name)

(name)

The undersigned buyer hereby offers to purchase the real property owned by the seller and located at \_\_\_\_\_  
35 Pearl St, Holbrook, NY 11741 on the

following terms and conditions:

### TERMS AND CONDITIONS

1. Purchase Price	\$ <u>475,000</u>
2. Good faith deposit	\$ <u>—</u>
3. Down payment payable on Formal Contract (including above deposit)	\$ <u>40,000</u>
4. Subject to (existing) or (new) mortgage	\$ <u>435,000</u>
5. Cash on closing	\$ <u>—</u>
TOTAL	\$ <u>475,000</u>

It is further understood and agreed that if this offer is not accepted by the seller in writing that the above good faith deposit will be totally refunded to the buyer. IN THE EVENT, HOWEVER, THE SELLER DOES ACCEPT THIS OFFER IN WRITING THEN SAID GOOD FAITH DEPOSIT WILL BE DELIVERED TO THE SELLER AND BUYER WILL PROCEED TO COMPLETE THE TRANSACTION IN ACCORDANCE WITH THIS PURCHASE AGREEMENT.

### FINANCING

A. This sale is subject to and conditioned upon the buyer obtaining a (variable rate) (fixed rate) mortgage in the amount of \$ — with interest at prevailing rate amortized over a period of not less than 30 years. Buyer understands that he/she/they is/are obligated to make a good faith effort to obtain such financing.

B. This sale is subject to existing (variable rate) (fixed) mortgage held by CARDINAL FINANCIAL COMPANY which presently bears interest at — % per annum. The present monthly payment is \$ — which includes (taxes) (insurance). The final payment is due —. The mortgage commitment is to be obtained within 25 days from the date hereof or the date of a formal contract whichever is later. A formal contract is to be signed by the parties on or about 5 DAYS.

### PERSONAL PROPERTY

The following personal property is included in the sale and is represented by seller to be in working order.

Exclusions are: \_\_\_\_\_

### CLOSING

The balance of the purchase price will be delivered by the buyer to the seller at the date of closing which will take place on or about October 9th 2021 at Lenders Institution.

#### LEAD HAZARD CONTINGENCY

This agreement is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards<sup>1</sup> at the Purchaser's expense until 9:00 p.m. on the tenth calendar day after ratification or a date mutually agreed upon. This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within 3 days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have 2 days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this contract shall become void. The Purchaser may remove this contingency at any time without cause. <sup>1</sup>Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet *Protect Your Family From Lead in Your Home* for more information.

#### ARBITRATION

Any dispute in which a real estate broker is claiming a commission from a party hereto as a result of the transaction set forth in this agreement and where the dispute involves a sum of money more than \$6,000 shall be resolved by arbitration before one single arbitrator. The arbitration shall be held in the county in which the real estate which is the subject matter of this agreement is located. The arbitration shall be governed by the commercial rules of the National Arbitration and Mediation. The prevailing party in the arbitration shall be entitled to recoup all of its cost including, but not limited to, all fees paid to the National Arbitration and Mediation, the arbitrator, any other administrative fees and reasonable attorneys fees. Any Award of the Arbitrator shall be final and conclusive upon the parties hereto and a Judgment thereon may be entered in the highest court of the State of New York having jurisdiction. Nothing herein contained shall prevent a broker from commencing an action at law or equity where such action is necessary for the broker to obtain injunctive or other temporary relief such as the relief provided in CPLR §2701.

#### COMPLETE AGREEMENT

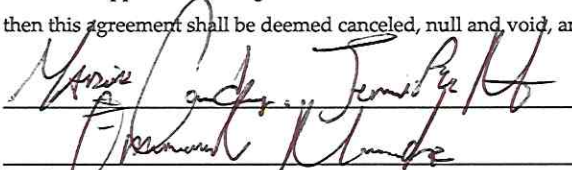
Buyer and Seller acknowledge and agree that no representations, warranties or agreements have been made with respect to the premises or the purchase price hereof other than those set forth in the agreement. Buyer and Seller further agree that this agreement cannot be changed or modified in any way except by writing signed by both buyer and seller.

#### LEAD PAINT DISCLOSURE CONTINGENCY

This agreement obligates the parties to sell and purchase the real property described herein if as and when the purchaser has received the Lead Paint Hazard Disclosures required by the Residential Lead Based Paint Hazard Reduction Act of 1992 and the purchaser and seller have agreed to perform under the terms hereof or any other terms and conditions subsequently negotiated.

#### ATTORNEYS APPROVAL CLAUSE

This agreement is contingent upon purchaser and seller obtaining approval of this agreement by their attorney as to all matters contained therein. This contingency shall be deemed waived unless purchaser's or seller's attorney on behalf of their client notifies the broker in writing, of their disapproval of the agreement no later than 3 business days after full execution hereof. If purchaser's or seller's attorney so notifies, then this agreement shall be deemed canceled, null and void, and all deposits shall be returned in full to the purchaser.

  
\_\_\_\_\_  
Purchaser(s)

Broker

**Premium Group Realty**

by

\_\_\_\_\_  
Owner/Seller(s)

**George Davalos**

Attorney for Purchaser:

**Rodolfo Llano**

(address)

224 E. Main St, Patchogue NY 11772 (631)207-4300

Attorney for Seller:

(address)

Tel No: patchoguelawyers@yahoo.com

Tel No: \_\_\_\_\_





NMLS 66247

June 27<sup>th</sup>, 2021

Maria Godoy , Jennifer Masache and Emmanuel Masache

**Congratulations!** , you've been pre-approved to borrow \$475,000.00 on an Conv 30 Year, Fixed Rate loan. Based on a review of the information you provided, you are pre-approved for:

**Conventional 30 Year Fixed Rate**

Sales Price:	\$475,000.00	Property Use:	Primary
Loan Amount:	\$452,750.00	Property Type:	1 Family
Down Payment:	5%	Property Taxes:	\$10,500
Program:	Conv 30yr Fixed		

Any rates quoted are only an indication of current rates at the time of this pre-approval letter. The interest rate will need to be locked prior to closing the loan. This is a preliminary determination that you qualify for a mortgage loan under our current lending standards and guidelines. This letter should not be construed as formal loan approval or a commitment to lend by Cardinal Financial Company, Limited Partnership. If final approval is granted for your loan, the terms, loan amount, and conditions may be

different than what is described here. This Pre-Approval expires 90 days from the issue date of this letter.

This preapproval is based on information provided by you and still subject to verification by Cardinal Financial, along with the satisfaction of conditions, including but not limited to:

- A valid sales contract on the subject property.
- A satisfactory appraisal of the property to support sales price.
- A satisfactory preliminary title commitment issued on the property.

Please contact me if you have questions about this pre-approval. Our best wishes to you in your home purchase process! Thank you for choosing Cardinal Financial for your home financing needs!

Sincerely,

*Raquel Carranza , Mortgage Loan Originator NMLS ID: 498142*

*Cardinal Financial Company LTD NMLS 66247*

*41 Pinelawn Rd, Melville NY 11747*

*Phone 516 987 8153 |*

*Fax: 631-532-1988*