



Seller's Name: Begis

City/State/Zip/Phone: Lindenhurst NY 11759

# SALES - DISCLOSURE FOR PRE-1978 HOUSING SALES DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



Property Address: 685 N. Hamilton Avenue

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure (initial)

HB (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
\_\_\_\_\_

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

HB (b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):  
\_\_\_\_\_

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment (initial)

M.P. (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller: [Signature] Date: 6-10-20 Seller: \_\_\_\_\_ Date: \_\_\_\_\_  
Purchaser: [Signature] Date: 6-10-20 Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_  
Agent: [Signature] Date: 6-10-20 Agent: [Signature] Date: \_\_\_\_\_

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will 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 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 may 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 Adam Vazquez (print name of licensee) of Premium Group Reality (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) Angel Neira Espinoza X ALEJANDRO D. VAZQUEZ JR acknowledge receipt of a copy of this disclosure

form: signature of ☒ Buyer(s) and/or ☐ Seller(s):

Date: may 5 2020

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

# Closing Disclosure

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

## Closing Information

**Date Issued** 9/8/2020  
**Closing Date** 9/8/2020  
**Disbursement Date** 9/8/2020  
**Settlement Agent** Law Offices of Jeffrey  
**File #** LNTA6974-S  
**Property** 685 NORTH HAMILTON  
LINDENHURST, NY 11757  
**Sale Price** \$328,000

## Transaction Information

**Borrower** Alejandro D. Vasquez Jr  
24 E. Maujer Street  
Valley Stream, NY 11580  
**Seller** Harun O. Begis  
**Lender** Nationwide Mortgage Bankers, Inc.

## Loan Information

**Loan Term** 30 years  
**Purpose** Purchase  
**Product** Fixed Rate  
**Loan Type** ☐ Conventional ☒ FHA  
☐ VA ☐  
**Loan ID #** 0801200650559  
**MIC #** 374-8575573-703

## Loan Terms

### Can this amount increase after closing?

#### Loan Amount

\$317,053

NO

#### Interest Rate

3.125 %

NO

#### Monthly Principal & Interest

See Projected Payments below for your  
Estimated Total Monthly Payment

\$1,358.18

NO

#### Prepayment Penalty

### Does the loan have these features?

NO

#### Balloon Payment

NO

## Projected Payments

### Payment Calculation

#### Years 1-30

Principal & Interest

\$1,358.18

Mortgage Insurance

+

205.80

Estimated Escrow

+

623.98

Amount can increase over time

Estimated Total  
Monthly Payment

\$2,187.96

Estimated Taxes, Insurance  
& Assessments

\$623.98

Amount can increase over time

See page 4 for details

Monthly

This estimate includes

☒ Property Taxes

☒ Homeowner's Insurance

☒ Other: Village Taxes

See Escrow Account on page 4 for details. You must pay for other property costs separately.

In escrow?

YES

YES

YES

## Costs at Closing

### Closing Costs

\$25,106.73

Includes \$15,219.85 in Loan Costs + \$9,886.88 in Other Costs - \$0 in Lender Credits. See page 2 for details.

### Cash to Close

\$20,111.73

Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



## Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>		<b>\$6,020.22</b>				
01	1.35 % of Loan Amount (Points)	\$4,280.22				
02	Processing Fees	\$550.00				
03	Underwriting Fees	\$1,190.00				
04						
05						
06						
07						
08						
<b>B. Services Borrower Did Not Shop For</b>		<b>\$7,576.00</b>				
01	Appraisal Compliance Inspection to Great South Bay		\$200.00			
02	Appraisal Fee to Louis Fragala		\$500.00			
03	Credit Report to UNIVERSAL CREDIT SERVICES -	\$95.00				
04	Flood Certification to ServiceLink National Flood	\$8.00				
05	Mortgage Insurance Premium to HUD	\$5,453.00				
06	Title - Settlement Fee to Law Offices of Jeffrey Feinerman	\$950.00				
07	Title - Title Review Fee to Law Offices of Jeffrey Feinerman	\$350.00				
08	Verification Fee to Universal Credit Services	\$20.00				
09						
10						
<b>C. Services Borrower Did Shop For</b>		<b>\$1,623.63</b>				
01	Title - Bankruptcy / Patriot / to Liberty National Title	\$100.00				
02	Title - Lender's Title Insurance to Liberty National Title	\$413.00				
03	Title - Municipal Searches to Liberty National Title	\$545.00				
04	Title - Notary Fee to Julie Benvenuto	\$150.00				
05	Title - Recording Service Fee to Liberty National Title	\$110.00				
06	Title - Sales Tax to Liberty National Title	\$55.63				
07	Title - Standard Endorsements to Liberty National Title	\$150.00				
08	Title - Survey Inspection to Liberty National Title	\$100.00				
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>		<b>\$15,219.85</b>				
Loan Costs Subtotals (A + B + C)		\$14,519.85	\$700.00			
<b>Other Costs</b>						
<b>E. Taxes and Other Government Fees</b>		<b>\$3,466.80</b>				
01	Recording Fees Deed: \$405.00 Mortgage: \$555.00	\$960.00				
02	City/County Tax/Stamps to Deed \$0.00; Mortgage \$2506.80	\$2,506.80				
03	Transfer Taxes to Transfer Tax			\$1,312.00		
<b>F. Prepays</b>		<b>\$1,773.22</b>				
01	Homeowner's Insurance Premium (12 mo.) to Arrowhead	\$1,149.00				
02	Mortgage Insurance Premium ( mo.)					
03	Prepaid Interest ( \$27.14 per day from 9/8/20 to 10/1/20 )	\$624.22				
04	Property Taxes ( mo.)					
05						
<b>G. Initial Escrow Payment at Closing</b>		<b>\$3,218.86</b>				
01	Homeowner's Insurance \$95.75 per month for 4 mo.	\$383.00				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$468.86 per month for 7 mo.	\$3,282.02				
04	Village Tax Reserves \$59.37 per month for 9 mo.	\$534.33				
05						
06						
07						
08	Aggregate Adjustment	-\$980.49				
<b>H. Other</b>		<b>\$1,428.00</b>				
01	Real Estate Commission to Exit Realty Premier			\$6,560.00		
02	Real Estate Commission to Premier Group Realty			\$6,560.00		
03	Title - Owner's Title Insurance (optional) to Liberty National Title	\$1,428.00				
04						
05						
06						
07						
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>		<b>\$9,886.88</b>				
Other Costs Subtotals (E + F + G + H)		\$9,886.88				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>		<b>\$25,106.73</b>				
Closing Costs Subtotals (D + I)		\$24,406.73	\$700.00	\$14,432.00		
Lender Credits						



**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)	\$26,856.00	\$25,106.73	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$700.00	YES · You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	-\$5,453.00	-\$5,453.00	NO
Down Payment/Funds from Borrower	\$16,400.00	\$16,400.00	NO
Deposit	\$0	-\$16,400.00	YES · You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	\$1,158.00	YES · See details in Section K and Section L.
<b>Cash to Close</b>	<b>\$37,803.00</b>	<b>\$20,111.73</b>	

**Summaries of Transactions**

Use this table to see a summary of your transaction.

**BORROWER'S TRANSACTION**

<b>K. Due from Borrower at Closing</b>	<b>\$354,064.73</b>
01 Sale Price of Property	\$328,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$24,406.73

**Adjustments**

04	
05	
06	
07	
<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City/Town Taxes to	
09 County Taxes to	\$1,313.00
10 Assessments to	
11	
12 Village	\$345.00
13	
14	
15	

<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$333,953.00</b>
01 Deposit	\$16,400.00
02 Loan Amount	\$317,053.00
03 Existing Loan(s) Assumed or Taken Subject to	

**Other Credits**

04	
05 Seller Credit	
06	
07	
<b>Adjustments</b>	
08	
09	
10	
11	

**Adjustments for Items Unpaid by Seller**

12 City/Town Taxes to	
13 County Taxes to	
14 Assessments to	
15	
16 PCDA	\$500.00
17	

**SELLER'S TRANSACTION**

<b>M. Due to Seller at Closing</b>	<b>\$329,658.00</b>
01 Sale Price of Property	\$328,000.00
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 to	\$1,313.00
11 Assessments to	
12 Village	\$345.00
13	
14	
15	
16	

<b>N. Due from Seller at Closing</b>	<b>\$14,932.00</b>
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$14,432.00
03 Existing Loan(s) Assumed or Taken Subject to	

**Payoff of First Mortgage Loan**

04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	

**Adjustments for Items Unpaid by Seller**

14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17	
18 PCDA	\$500.00
19	

**CALCULATION**

Total Due from Borrower at Closing (K)	\$354,064.73
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$333,953.00
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$20,111.73</b>

**CALCULATION**

Total Due to Seller at Closing (M)	\$329,658.00
Total Due from Seller at Closing (N)	-\$14,932.00
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>\$314,726.00</b>



## Additional Information About This Loan

### Loan Disclosures

#### Assumption

If you sell or transfer this property to another person, your lender

- ☒ will allow, under certain conditions, this person to assume this loan on the original terms.
- ☐ will not allow assumption of this loan on the original terms.

#### Demand Feature

Your loan

- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- ☒ does not have a demand feature.

#### Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 4% of the principal and interest overdue.

#### Negative Amortization (Increase in Loan Amount)

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 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.
- ☐ 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.
- ☒ do not have a negative amortization feature.

#### Partial Payments

Your lender

- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- ☒ does 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

685 NORTH HAMILTON AVENUE, LINDENHURST, NY 11757

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

#### 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 escrow 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.

Escrow		
Escrowed Property Costs over Year 1	\$9,957.36	Estimated total amount over year 1 for your escrowed property costs: See attached page for additional information
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs:  You may have other property costs.
Initial Escrow Payment	\$3,218.86	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$829.78	The amount included in your total monthly payment.

- ☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
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.
Escrow Waiver Fee		

#### In the future,

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.	\$548,034.49
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$228,928.49
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$303,261.93
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.291 %
<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.	54.412 %

**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](http://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.

☒ 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	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Nationwide Mortgage Bankers, Inc		Premium Group Realty	Exit Realty Premier	Law Offices of Jeffrey Feinerman
Address	68 S. Service Road, Suite 400 Melville, NY 11747		450 Sunrise Highway Lakeview, NY 11570	4900 Merrick Road Massapequa Park, NY 11762	100 Merrick Road, Suite 508E Rockville Centre, NY 1170
NMLS ID	819382				
NY License ID	LMB 109502				2861761
Contact	Rocco N Ciurleo		Adam Vazquez	Mary Preisel	Jeffrey Feinerman PLLC
Contact NMLS ID	1784943				
Contact NY License ID	1784943				2600971
Email	rciurleo@nmbnow.com		adamvsellshomes@gmail.com	mpreisel3@msn.com	jfeinerman@feinermanlasw.com
Phone	833-700-8884			516-643-3117	516-726-2194





## Addendum to Closing Disclosure

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

Settlement Agent      Law Offices of Jeffrey Feinerman

Property                685 NORTH HAMILTON AVENUE  
LINDENHURST, NY 11757

### Additional Information About This Loan

#### Loan Disclosures

##### Escrow Account

###### Escrow

Escrowed  
Property Costs  
over Year 1

\$9,957.36

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

*Property Taxes, Homeowner's Insurance, Mortgage Insurance, Village Tax Reserves*

#### 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 this form.

Alejandro D. Vasquez Jr

DATE

9/8/2020

Rhea S. Vasquez

DATE

09/08/2020

