

Closing Disclosure

Closing Information

Date Issued 10/30/2020
Closing Date 10/30/2020
Disbursement Date 10/30/2020
Settlement Agent Marco Materassi, Esq. -
File # 20-0177
Property 15 Pine Aire Drive
 Bay Shore, NY 11706
Sale Price \$360,000

Transaction Information

Borrower Jorge Castaneda
 Corona Castaneda
 16 Glenmore Avenue
 Brentwood, NY 11717
Seller Victor Ramon Rodriguez
 15 Pine Aire Drive
 Brentwood, NY 11717

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing	\$360,713.44
01 Sale Price of Property	\$360,000.00
02 Sale Price of Any Personal Property Included in Sale	

Adjustments for Items Paid by Seller in Advance

City/Town Taxes	10/30/2020	to	11/30/2020	\$713.44
County Taxes		to		
11 Assessments		to		

Due from Seller at Closing	\$16,870.50
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$16,370.50
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	

09 Seller Credit

Adjustments for Items Unpaid by Seller

11 City/Town Taxes	to
12 County Taxes	to
13 Assessments	to
17 PCDA	\$500.00

CALCULATION

Total Due to Seller at Closing	\$360,713.44
Total Due from Seller at Closing	\$16,870.50

Cash ☐ From ☒ To Seller \$343,842.94

Contact Information

REAL ESTATE BROKER (B)

Name	Luis Molina -
Address	450 Sunrise Hwy Rockville Centre, NY 11570
License ID	10991223439
Contact	Luis Molina
Contact License ID	10401329801
Email	luismolina@prealtyny.com
Phone	631-568-8561

REAL ESTATE BROKER (S)

Name	William O'Donnell -
Address	695 Broadway Massapequa, NY 11758
License ID	10991222367
Contact	William O'Donnell
Contact License ID	10401299223
Email	wodonnell@kw.com
Phone	631-417-2575

SETTLEMENT AGENT

Name	Marco Materassi, Esq. -
Address	55 Northern Boulevard, Suite 400 Great Neck, NY 11021
License ID	4141964
Contact	Ida Severino
Contact License ID	2665767
Email	info@materassilegalnyc.com
Phone	718-777-7070

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

Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
A. Origination Charges		
01		
02		
03		
04		
05		
06		
07		
08		
B. Services Borrower Did Not Shop For		
01		
02		
03		
04		
05		
06		
07		
08		
C. Services Borrower Did Shop For		
01 Title-Recording Service Fee to Counsellors Choice Abstract LL	\$25.00	
02		
03		
04		
05		
06		
07		
08		
Other Costs		
E. Taxes and Other Government Fees		
01 SAT of Mortgage to Counsellors Choice Abstract LLC	\$455.50	
02 Transfer Taxes to Counsellors Choice Abstract LLC	\$1,440.00	
F. Prepaids		
01		
02		
03		
04		
05		
G. Initial Escrow Payment at Closing		
01		
02		
03		
04		
05		
06		
07		
H. Other		
01 Real Estate Commission to Premium Group Realty	\$7,100.00	
02 Real Estate Commission to Keller Williams	\$7,100.00	
03 Title-Closer Pick Up to Counsellors Choice Abstract LLC	\$250.00	
04		
05		
06		
07		
08		
09		
J. TOTAL CLOSING COSTS	\$16,370.50	

Seller Addendum

Confirm Receipt

By signing, you are only confirming that you have received this form.


Seller Signature

Victor Ramon Rodriguez


Date

Co-Seller Signature

Date