


243 &amp; 247 West Ave Avenue , Patchogue, NY 11772

Sold Price: \$420,000

	<b>ML#: 3320271</b>	Residential	1 Family, Det	LSC: CL
	<b>Sec/Area:</b> <b>Devel:</b> <b>Hamlet:</b> <b>Taxes:</b> \$6,979.00 <b>Vill Tax:</b> \$3,154.40 <b>Total Taxes:</b> \$10,133.40 <b>Dis:</b> 204 <b>Sec:</b> 16 <b>Block:</b> 2 <b>Lot:</b> 3 <b>Appx Yr Built:</b> 1970 <b>Yr Built Exception:</b>		<b>Style:</b> 2 Story <b>Rooms:</b> 7 <b>Br:</b> 2 <b>Baths Full:</b> 2 <b>Half:</b> 0 <b>Lot Size:</b> .5 <b>Lot Sqft:</b> 7405 <b>Zoning:</b> <b>Adult Comm:</b> N <b>Year Renovated:</b> <b>New Constr:</b> N	

School District: Patchogue-Medford

Elementary School:

Jr High School: South Ocean Middle School

High School: Patchogue-Medford High School

Cross Street: Laurel

 Walk Score®: 49

Directions: GPS

Location Features:

PUD:

Agent Only Remarks: Calling all investors. Side by side lots. One lot is vacant, one with home. Cash or Rehab Loan Only.

Public Remarks: Calling all investors. Side by side lots. One lot is vacant, one with home.

**Property Characteristics**

<u>Interior Features</u>	<u>Exteriors Features</u>	<u>Utilities</u>
<b>Interior Features:</b> <b>Total Rooms Finished:</b> <b>Appearance:</b> <b>Appx Int Sqft:</b> <b>Basement:</b> Unfinished <b># Kitchens:</b> 1 <b>Attic:</b> Walkup <b>Fireplaces:</b> 0	<b>Exterior Features:</b> <b>Tennis Ct Desc:</b> <b>Parking:</b> Driveway <b>Driveway:</b> Pvt <b>Construction:</b> Frame <b>Siding Description:</b> <b>Street Type:</b> <b>Other Structures:</b> <b>View:</b> <b>Lot Exposure:</b> <b>Building Size:</b>	<b>A/C:</b> None <b>Heating Fuel:</b> Oil <b>Heating Type:</b> Base Board <b>Heat Zones:</b> <b>Sep HW Heater:</b> <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> Community <b>Sewer Description:</b> Septic <b>Included In Taxes:</b> <b>Permit:</b>

Included:

Personal Property Exclusions:

Modification Exclusions: None

Waterfront Features:

Water Frontage:

Flood Zone A, AE or V: N

Building Features:

Green Features:

**Floor Plans**

<u>Level</u>	<u>Type</u>	<u>Description</u>
1	Kitchen	kitchen
1	Kitchen	2 beds
1	Living Room	living room

**Additional Info**

Also For Rent: N

Auction Listing:

REO: N

Rental Income:

Auction Terms Sale Listing:

Supersedes ML#:

Tenant Pays:

Contract Vendee Listing:

List Date: 6/10/2021

Original LP: \$419,000

Agreement Type: Excl Right

Exp Date: 6/05/2022

Prior LP: \$419,000

Seller Agency Comp: 0

UC Date: 7/01/2021

List Price: \$418,999

Buyer Agency Comp: 2

Title Date: 9/01/2021

Owner Financing:

Broker Agency Comp: 2

Sold Price: \$420,000

Offers of compensation are for OneKey™ MLS Participants only.

% Difference: -0.2

Concessions Paid by Seller:

Mortgage Type: Cash

Final Mort:

Withdrw/Rel Dte:

Obligation Dte:

Prepared by: Raul Martinez Premium Group Realty Corp (516) 243-7570

raul81277@hotmail.com (C) (631) 922-5158 09/07/2021 3:57 PM

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HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

**citibank**

Citibank, N.A.

115748067

62-20  
311

FC# 00545 FA# 027  
016-09 CK. Ser. #

\$0.00 ONL PIC  
115748067

DATE 09/01/21

PAY

\*\*\*\*EIGHT THOUSAND THREE HUNDRED EIGHTY DOLLARS\*\*\*\*

\*\*\$8,380.00\*\*

TO  
THE  
ORDER  
OF

\*\*\*\*PREMIUM GROUP REALTY LLC\*\*\*\*



NAME OF REMITTER  
ADDRESS

243 WEST AVE LLC

Citibank, N.A. One Penn's Way  
New Castle, DE 19720

Drawer: Citibank, N.A.

BY   
AUTHORIZED SIGNATURE

MP

⑈ 115748067 ⑈

⑆031100209⑆

38762924⑈

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 Raul Martinez (print name of licensee) of Premium Group Realty  
(print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

☐ Seller as a (check relationship below)

☒ Buyer as a (check relationship below)

☐ Seller's agent

☒ Buyer's agent

☐ Broker'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) HEM Development II Corp acknowledge receipt of a copy of this disclosure

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

**Hem Development II Corp**

Date: 8-10-2021

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





**LONG ISLAND BOARD OF REALTORS**

**KEEPING QUEEN'S MASSAUX & SUFFOLK**

#### 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 as 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.

### HEM Development II Corp

Purchaser(s)

Broker **Premium Group Realty**

Attorney for Purchaser:

**RODOLFO ILANO ESQ**

(address)

patchoguelawyers@yahoo.com

Tel No: 631-207-4300

Owner/Seller(s)

by **Raul A Martinez**

Attorney for Seller:

(address)

Tel No: