

Closing Disclosure

Closing Information

Date Issued  
8/24/2020

Closing Date  
8/24/2020

Disbursement Date  
8/24/2020

Settlement Agent  
Marc A Paz, PC

File #  
WFP20-38

Property  
\$525,000

Summaries of Transactions

Due to Seller at Closing  
\$526,394.00

01 Sale Price of Property  
\$525,000.00

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 8/24/2020 to 12/31/2020 \$1,394.00

10 County Taxes to

11 Assessments to

12

13

14

15

Due from Seller at Closing  
\$256,989.81

01 Excess Deposit

02 Closing Costs Paid at Closing (J)  
\$22,025.00

03 Existing Loan(s) Assumed or Taken Subject to

04 Mortgage  
\$233,469.81

05 Payoff of First Mortgage Loan to Wells Fargo Home

06 Payoff of Second Mortgage Loan

07

08 Seller Credit

09

10

11 PCDA  
\$500.00

12

13

14

15 City/Town Taxes to

16 County Taxes 7/1/2020 to 8/23/2020 \$995.00

17 Assessments to

18

19

CALCULATION

Total Due to Seller at Closing  
\$526,394.00

Total Due from Seller at Closing  
\$256,989.81

Cash ☐ From ☒ To Seller  
\$269,404.19

CLOSING DISCLOSURE

Carol Mathieson

8/24/2020

8/24/2020

Holden Mathieson

8/24/2020

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)

Contact Information	
REAL ESTATE BROKER (B)	Name
	Address
	License ID
	Contact
	Contact License ID
	Email
	Phone
REAL ESTATE BROKER (S)	Name
	Address
	License ID
	Contact
	Contact License ID
	Email
	Phone
SETTLEMENT AGENT	Name
	Address
	License ID
	Contact
	Contact License ID
	Email
	Phone

Transaction Information  
Borrower  
Angel Neira Espinoza  
37-42 99th Street  
Corona, NY 11368  
Seller  
Carol Mathieson  
Holden Mathieson  
95 Locustwood Boulevard  
Elmont, NY 11003



# Closing Cost Details

Loan Costs		Seller-Paid	
A. Origination Charges		At Closing	
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			
02			
03			
04			
05			
06			
07			
08			

## Other Costs

E. Taxes and Other Government Fees			
01	Transfer Taxes to Madison Avenue Abstracts Inc.		
02			\$2,100.00
F. Prepays			
01			
02			
03			
04			
05			
06			
07			
08			
G. Initial Escrow Payment at Closing			
01			
02			
03			
04			
05			
H. Other			
01	Closer Fee to Title Closer		\$250.00
02	Legal Fees to Diamond Law Group		\$1,300.00
03	Real Estate Commission to Redfin		\$7,875.00
04	Real Estate Commission to Premium Realty Group		\$10,500.00
05			
06			
07			
08			
09			
10			
J. TOTAL CLOSING COSTS		\$22,025.00	

