

# Closing Disclosure

## Closing Information

Date Issued 09/08/2021

Closing Date 09/10/2021

Disbursement Date 09/10/2021

Settlement Agent Law Office of John A. Testaluti

File # CCA2021-SU-1233

Property 9 DOVER AVENUE  
MASTIC, NY 11950

Sale Price \$485,000

## Transaction Information

Borrower OMAR G. JAIME CACERES and KERLLY E. PONCE  
ARTEAGA and GISELL E. PONCE ARTEAGA  
1089 CYPRESS AVENUE APT 2R  
RIDGEWOOD, NY 11385

Seller GONZALO QUEZADA and JOSE QUEZADA  
9 DOVER AVENUE  
MASTIC, NY 11950

## Summaries of Transactions

### SELLER'S TRANSACTION

Due To Seller at Closing	\$488,141.00
Sale Price of Property	\$485,000.00
Sale Price of Personal Property Included in Sale	

### Adjustments for Items Paid by Seller in Advance

School Taxes	09/10/2021 to	11/30/2021	\$3,141.00
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Due from Seller at Closing	\$236,911.38
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Excess Deposit	
Closing Costs Paid at Closing (J)	\$16,490.00
Existing Loan(s) Assumed or Taken Subject To	
Payoff of First Mortgage Loan Cardinal Financial Company LP	\$219,921.38
Payoff of Second Mortgage Loan	

Property Disclosure	\$500.00
Seller Credit	

### Adjustments for Items Unpaid by Seller

## CALCULATION

Total Due to Seller at Closing (M)	\$488,141.00
Total Due from Seller at Closing (N)	(\$236,911.38)
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$251,229.62

## Contact Information

### REAL ESTATE

#### BROKER (B)

Name	Premium Group Realty
Address	450 Sunrise Highway Lynbrook, NY 11563
License ID	10991223439
Contact	Diego Rodriguez
Contact License ID	10311206585
Email	drodriguez@prealtyny.com
Phone	516-243-7570

### REAL ESTATE

#### BROKER (S)

Name	CA Global Realty Inc.
Address	205 New York Avenue Bay Shore, NY 11706
License ID	10991223471
Contact	Diana Rodriguez
Contact License ID	10401337521
Email	dmr12119@yahoo.com
Phone	631-880-7357

### SETTLEMENT

#### AGENT

Name	Law Office of John A. Testaluti
Address	5512 Merrick Road Massapequa, NY 11758
License ID	2519213
Contact	Nancy Ednie
Contact License ID	2519213
Email	closings@johnestalaw.com
Phone	(516)264-7040



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)

(Totals do not include Down Payment of \$25,750.00)

