# Sales Summary/Commission Sheet

# **Listing Information**

MLS#: 4832408 4419 East Hill Road Eden, VT 05652

## **Buyer's Information**

Yanay Shik

# Participant Information

Listing Agent: Nancy Durand Selling Agent: Kevin Petrochko

## Transaction Information

Sale Price: \$1,220,000.00 Close Date: 01/29/2021 Commission Rate: 6%

Total Transaction Commission: \$73,200.00

Consession Notes: Assisting Agent: None Agent Assist Fee: \$0.00

## Reimbursements

## **Seller's Information**

Stevenson Farms LLC 4419 East Hill Road Craftsbury, Vt 05826

Office: Pall Spera Company Realtors: Morrisville

Office: William Raveis Barre

Any Concessions: No

Concessions Amount: \$0.00 Amt. Rec'd by PSCO: \$36,600.00

LD Fee: No

Referral Fee Paid To: Amt. of Ref: \$0.00 Contract Notes:

## Closing Disclosure

Closing Information

Date Issued

1/20/2021

**Closing Date** 

1/29/2021

**Disbursement Date** 

1/29/2021

Settlement Agent

Property

Law Office of Kristina I. Michelsen, PLLC S-N 1

4419 East Hill Road Eden, VT 05652

Sale Price

\$1,220,000.00

Transaction Information

Yanay Shik and Elisabet Der Nederlanden Borrower

1466 7th Street

Berkeley, CA 94710

Seller

Stevenson Farms, LLC

c/o David Stevenson, 2323 NE Roam St.

Arcadia, FL 34266

## Summaries of Transactions

# **SELLER'S TRANSACTION** \$1,222,120.24 Due to Seller at Closing Sale Price of Property \$1,220,000.00 Sale Price of Any Personal Property Included in Sale

### Adjustments for Items Paid by Seller in Advance

03	City/Town Taxes	to
04	County Taxes to	

Craftsbury State Education Taxes 07/01/2020 to 01/29/2021 (S447.12) \$260.93 06 07 Craftsbury Municipal Taxes 01/01/2021 to 01/29/2021 (\$169.81) \$13.49 08 Oil, 412.5 gallons @ \$2.529 \$1,043.21 Oil, 206.25 gallons @ \$2.529 \$521.61 09 10 Propane, 100 gallons @ \$2.81 \$281.00

## Due from Seller at Closing

\$122,909.29 01 Excess Deposit 02 Closing Costs Paid at Closing (J) \$30.00 Existing Loan(s) Assumed or Taken Subject to 03 Union Bank Wire Fee \$30.00 04 Vermont Dept of Taxes REW \$30,500.00 05 Pall Spera Realtor Commission \$36,600.00 വട \$36,600.00 07 William Raveis Realtor Commission

# Douglas Molde, Esq.

Seller Credit

80

#### Adjustments for Items Unpaid by Seller 10 City/Town Taxes 10/31/20 to 1/29/21

County Taxes to 12 Assessments to

## Contact Information

DEAL ESTATED	DOVED (D)
REAL ESTATE B Name	ROKER (B)
Address	
ST License ID	
Contact	
Contact ST	
License ID	
Email	
Phone	
REAL ESTATE B	ROKER (S)
Name	
Address	
ST License ID	
Contact	
Contact ST	
License ID	
Email	
Phone	
SETTLEMENT A	CENT
<b>4</b>	<del></del>
Name	LLaw Office of Kristina L Michelsen, PLLC

Name	Law Office of Kristina I. Michelsen, PLLC
Address	206 S. Main Street, P.O. Box 1304
	Hardwick, VT 05843
ST Liconeo ID	

ST License ID Contact Contact ST License ID Email Phone

802-535-7468

\$10,000.00

\$5,660.00

\$3,489.29

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

www.consumerfinance.gov/mortgage- closing

CALCULATION	
Total Due to Seller at Closing	\$1,222,120.24
Total Due from Seller at Closing	\$122,909.29
Cook From V To Soller	\$1,099,210,95

**Closing Cost Details** 

		Seller-Paid		
	oan Costs	At Closing	Before Closing	
A.	Origination Charges % of Loan Amount (Points)			
01	% of Loan Amount (Points)			
В.	Services Borrower Did Not Shop For		1	
			1	
*********				
******				
~~~~~				
C.	Services Borrower Did Shop For			
**********				
	Other Costs			
<b>E.</b> 01	Taxes and Other Government Fees Recording Fees Deed \$315.00 Mortgage \$255.00	\$30.00	1	
02	Transfer Taxes to State of VT	\$30.00		
main and a material assess				
F.	Prepaids			
01	Homeowner's Insurance ( mo.)			
02 03	Mortgage Insurance ( mo.) Prepaid Interest ( per day from to )			
04	Property Taxes ( mo. )			
		Mandada Nasa ang Nasa		
G.	Initial Escrow Payment at Closing			
01	Homeowner's Insurance for month for mo.			
02 03	Mortgage Insurance (per month for mo.)  Property Taxes (per month for mo.)	MARTIN A BURNING AND		
04	Aggregate Adjustment			
		ha	The second section of the second seco	
			and a supplementary and a supplementary of the supp	
Н.	Other			
		- The second control of the second control o		

TOTAL CLOSING COSTS

\$0.00

\$30.00

## Confirm Receipt

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

David Stevenson Duly Authorized Agent and Sole Voting Member Stevenson Farms, LLC Date 1/29/2021 Seller:



## VERMONT DEPARTMENT OF PUBLIC SAFETY

# DIVISION OF FIRE SAFET



Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team firesafety.vermont.gov

# CERTIFICATION OF COMPLIANCE

With the Requirements of the Law for Smoke and Carbon Monoxide (Detectors) Alarms in Single Family Owner-Occupied Dwellings

1. 2009 A January 1. 2009 A January 1. 2009

Date of Closing: 1/29/20	321				ssistance Regardit	A de disservante de la constante de la constan	
prog	ver t. <del>Propresione en hominente</del>		Sn	ioke and Carbon M		) Algerria	
	Sale or Transfer		vialt firesatisty vocanoni 201. or contect the Division of Fire Salety				
lame of Building/Site:	Mobile home	4419 East I	Hill Road				
Physical Location	4419 East Hil	Road					
9-1-1 Address)	Garnet Name and Number. Eden, YT 08962 City/(psyn), Zip Code						
Vame of Seller:	Yahay Shik a	<del></del>	Der Nade	rlanden			
Name of Buyer:		a aduly id					
		10000000		\$\$202000000000000000000000000000000000	i de la company		
						Y (18)	
S Yes C	No	L	Yes		⊠ Yes		
Detectors) Alarms are in accordance with the main atructions and are instructions and are instructions decirity of any bedrooms evel of the dwelling.	nutecturer's alled in the	(Detectors accordance instruction	) Alarms a e with the s and are	Monoxide re installed in manufacturer's natalled in the ims in the dwelling.	All Smoke and Car (Detectors) Alarms tested in accordan manufacturer's ins in good working or	have been be with the tructions and are	
Date of Installation or Manufacture Date		Date of Installation or Manufacture Cate			uins sal		
David Stevenso bove described dwelling in Signature of Search	provided with p with the manufa signi representati	n Farms, Li ropeny opera cturer's instr 1/29/2 s Dat	C the se ting Smoke actions and 2021	PROM THE SELL iller(s) of the above de and Carbon Monoxid as required in state in Signature of Seller or ECEIPT OF THE	scribed dwelling certil e (Detectors) Alarms in w. 9 VSA § 2882 legal representative	y under gelb lhat b nglalled in eccorda 1/29/2021 Date	
We have received a cop of the property that the d operabley	y of this certifical welling lacks Sm	ion and agre- toke or Carbo	e to notify to Monaxid	ne seller by certified m a (Detector) Alarma or	ail within ten days of the that the (Detectors) Al	ne date of conveya arms are not	



## VERMONT DEPARTMENT OF PUBLIC SAFETY

# DIVISION OF FIRE SAFETY



Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team firesafety, vermont, gov

# CERTIFICATION OF COMPLIANCE

With the Requirements of the Law for Smoke and Carbon Monoxide (Detectors) Alarms in Single Family Owner-Occupied Dwellings

This form shall be used for all new dwellings and dwellings that are sold or transferred after January 1, 2009 to comply with the requirements in 9 VSA § 2883(a).

Date: 1/29/2021			For Technical Assistance Regarding Smoke and Carbon Monoxide (Detectors) Alarms					
Date of Closing: 1/29/2021  New Construction Sale or Transfer			visit (freeziety, sermont du), or contact the Oficialor of Fire Safety					
CTWSW Constitution	<b>23 389 V</b>		or contact the Lindson or Fac Sandy					
Name of Building/Site:	residence 4419 East Hill Road							
Physical Location:	4419 East H							
(9-1-1 Address)	Street Name and Number, Edea, VT 05662							
Name of Seller:	Stavenson Perms, U	City/town, Zip Code						
Name of Buyer	The second secon			rlanden				
Name or buyer								
				VARANTA VARIANTA PRO				
🛭 Yes C	No		🖾 Yes	□ No	⊠ Yes			
Photoelectric-only type Smoke (Detectors) Alarms are installed in accordance with the menufactuter's instructions and are installed in the vicinity of any bedrooms and on each level of the dwelling.		One or more Carbon Monoxide (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms in the dwelling.		All Smoke and Carbon Monoxide (Defactors) Alarms have been tested in accordance with the manufacturer's instructions and are in good working order.				
Date of Installation or Manufacture Date		Date of Installation or Manufacture Date			8. 8 A.			
I/We, David Stevenso above described dwelling in MMM Signature of Seller of	ppovided with p with the menute	n Farms, roperty ope cturer's ins 1/28	LLC the se	and Carbon Monoxid as required in state is	scribed dwelling certif e (Detectors) Alarms in	y under ceth that the stalled in accordan 1/29/2021 Date		
	ACVNOVA	ENGEN	ENT OF B		CERTIFICATION			
We have received a cop of the property that the o operable	y of this certifical twelling lacks Sr	tion and ag voke or Car 1/2	ree to notify the bon Monoxide	ne seller by certified in e (Detector) Alarms or	ial within ten days of the that the (Detectors) A	te date of conveyan arms are not		
$\sim$	legal representati		91 4	Signature of Buyer	da arasılır. Elektriklerinin i	le la la la servició de la		

PAY TOTHE CREEK OF I MEMO AW OFFICE OF KRISTINA I. MICHELSEN Shik Nederlanden-Pall Spera Realtor Commissio CLIENT TRUST ACCOUNT Pall Spera Realtor Commission P.O. BOX.1304 HARDWICK, VT 05843 (802) 535-7468 UNION BANK P.O. BOX 667 MORRISVILLE, VT 05661 \*\*36,600.00 01/29/2021 2460 58-110/116

"002460" "011601100" 78 451 6"

Ä.

# People's United \*

to your mobile device. Bring Online Banking

DOWNLOAD THE APPS







Transaction Receipt

All items accepted are subject to the terms of your account agreement with us. Please retain this receipt with your banking records. Deposits may not be available for immediate withdrawal.

78:6 351-35104 02/02/2021 10:52 AN 413604V XXXXXX5472 Ck Deposit \$36,680.03

Member FDIC SD-0587/20