

Sales Summary/Commission Sheet

Listing Information

MLS#: 4751522
Joe's Brook Road
Danville, VT 05828

Buyer's Information

Wesley Walter

,

Seller's Information

Lawrence Riendeau

,

Participant Information

Listing Agent: Nicholas Maclure |
Selling Agent: Nancy Durand | None |

Office: Century 21 Farm & Forest
Office: Pall Spera Company Realtors: Morrisville

Transaction Information

Sale Price: \$39,900.00
Close Date: 02/17/2021
Commission Rate: 10%
Total Transaction Commission: \$3,990.00

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

Any Concessions: No
Concessions Amount: \$0.00
Amt. Rec'd by PSCO: \$1,995.00
LD Fee: No
Referral Fee Paid To:
Amt. of Ref: \$0.00
Contract Notes:

Reimbursements

File No./Escrow No.:

Young & Wilson, P.C.

Print Date & Time: 02/17/2021 10:02 AM

Officer/Escrow Officer: Tiffany L. Young

P.O. Box 87, 1033 Broad Street, Lyndonville, VT

Settlement Location: P.O. Box 87, 1033 Broad Street,
Lyndonville, VT 05851

05851

Property Address: Joe's Brook Road, Danville, VT 05828

Buyer: Hillary Anne Walter and Wesley M. Walter

Seller: Lawrence Riendeau and Paul Riendeau

Lender: Union Bank

Settlement Date: February 17, 2021

Disbursement Date: February 17, 2021

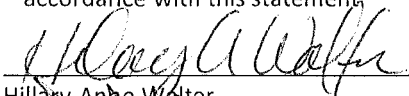
Additional dates per state requirements:

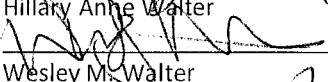
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	39,900.00	Sales Price of Property	39,900.00	
		Deposit including earnest money		1,000.00
		Loan Amount		29,925.00
		Prorations/Adjustments		
	236.97	County Taxes from 2/17/2021 to 6/30/2021	236.97	
29.37		City/Town Taxes from 1/1/2021 to 2/16/2021		29.37
450.00		attorney fees to Adler & McCabe, PLLC		
		Loan Charges to Union Bank		
		Points	299.25	
		Doc Prep Fee to	595.00	
		Prepaid Interest	81.17	
		Other Loan Charges		
		Appraisal Fee to James Silva	450.00	
		Credit Report to Factual Data	34.25	
		Flood Certification to GC Engineering	16.00	
		Flood Monitoring Fee to GC Engineering	2.00	
		Courier Fee to	30.00	
		Impounds		
		Title Charges & Escrow / Settlement Charges		
		Title - Lenders Coverage Premium to CATIC	170.00	
		Title - Owners Coverage Premium (optional) to CATIC	75.00	
		Title - Title Search to Young & Wilson, PC	450.00	
		Title - Settlement Agent Fee to Young & Wilson, PC	400.00	

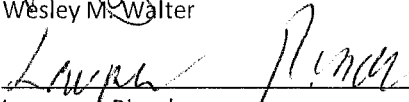
		Commission		
		Government Recording and Transfer Charges		
		Recording Fees (Deed) to Danville	60.00	
		Recording Fees (Mortgage) to Danville	135.00	
		Transfer Tax to State of VT	578.55	
		Payoff(s)		
1,995.00		realtor commission to C21 Farm & Forest		
1,995.00		realtor commission to Pall Spera		
		Miscellaneous		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
4,469.37	40,136.97	Subtotals	43,513.19	30,954.37
		Due From Borrower		12,558.82
35,667.60		Due To Seller		
40,136.97	40,136.97	Totals	43,513.19	43,513.19

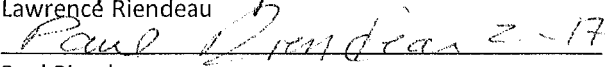
Acknowledgement

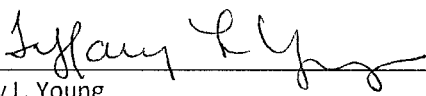
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Young & Wilson, P.C. to cause the funds to be disbursed in accordance with this statement.

 2/17/21
Hillary Anne Walter

 2/17/21
Wesley M. Walter

 2-17-21
Lawrence Riendeau

 2-17-21
Paul Riendeau


Tiffany L. Young

YOUNG & WILSON, P.C.
CLOSING ACCOUNT
PO BOX 87 PH 802-626-5200
LYNDONVILLE, VT 05851

February 17, 2001

Date

CHECK AMOUNT

3700

58-110/16
14

PAY to the Order of Pall Spear Real Estate **No** 1 **\$** 1995.00
One thousand nine hundred ninety five and 00/100 **Dollars**

**Photo
Deposit
Details on back**

UnionBank

Member FDIC
180 Depot St., Lyndonville, VT 05851

For Raymond H. Walker


⑆011601100⑆ ⑈2141 526 4⑈3700

Jeffrey L. Walker



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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.

TR:17 351-35103 02/23/2021 11:15 AM
A1360E6
XXXXXXXX6472 DR Deposit \$1,995.00

Member FDIC SP-058720