SALES SUMMARY/COMMISSION SHEET

LISTING INFORMATION		Date: 10.30	-24
MLS#:			
Property Street Address 15 Marc	cell Ave.		
Town Barre	State	Zip05	841
Buyer's Information:	Seller's Information:		
Name: Matthew Brinn-	Name: Katherine Bas	han Jordan	Beneu
Address:	New Address:		_
City:	City:		
State: Zip:	State: Z	Cip:	_
PARTICIPANT INFORMATION			
Listing Agent: Ja lic Danaler.	Office: Ridgelin	ه	
Selling Agent: Nam Drevail	Office: P5 C 0	The state of the s	į
TRANSACTION INFORMATION			
Sale Price \$ 790.00	Any Concessions?		
Closing Date: 10.29.24	Concession Amt. \$		_
Commission %: 2.5	Under Deposit w/in 30 Days	?Yes	No
Total Transaction Commission: \$ 14,500	Amt. Rec'd by PSCO:	7,250 -	
Referral Fee Paid To:	Amt. of Ref.: \$		-
	LD Fee: Yes No)	
REIMBURSEMENTS to PSCO for pay Payee	outs prior to closing: Amount		
	\$		
	\$		
	\$		
Assisting Agent	Agent Assist Fee: \$		

Closing Disclosure

Closing Information

Date Issued Closing Date Disbursement Date 10/29/2024 10/29/2024 10/29/2024

Settlement Agent

Green Mountain Lawyers

File # Property 2024-670 15 Marcell Ave

Barre VT 05641 \$290,000.00

Sale Price

Transaction Information

Borrower

Kenneth M. Brown and Grace E. Keane 831 Graniteville Road, Graniteville, VT 05654

Seller

Katherine E. Basham and Jordan Benson 15 Marcell Ave, Barre, VT 05641

Contact Information	
Real Estate Broker (B)	
Name	Pall Spera Co. Realtors - Morrisville
Address	The state of the s
VT License ID	* The second section of the second se
Contact	Nancy Durand
Contact VT License ID	THE STATE OF THE S
Email	
Phone	The second control of
Real Estate Broker (S)	
Name	Ridgeline Real Estate
Address	
VT License ID	
Contact	Julie Danaher
Contact VT License ID	
Email	Fix on the control of the transfer of the control o
Phone	the first the second and the second s
Settlement Agent	
Name	Green Mountain Lawyers
Address	1967 US Route 4
manyle ne ne ne nemálne delémentospom anexa que som tile appears e se son sussem	Killington VT 05751
VT License ID	
Contact	Shawn K. Jarecki
Contact VT License ID	7,000,000,000,000,000,000
Email	sjareckl@greenmountainlawyers.com
Phone	(802) 775-1971



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

Summary of Transactions	
SELLER'S TRANSACTION	
Due to Seller at Closing	\$290,750.35
01 Sale Price of Property	\$290,000.00
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 to	
10 County taxes to	
11 Assessments to	
12 Fuel Oil: 215 gal @ \$3.49 to	\$750.35
13	
14	
15	
16	
Due from Seller at Closing	\$143,467.87
01 Closing Costs Paid at Closing (J)	\$15,966.58
02 Existing loan(s) taken subject to	
03 Excess Deposit	
04 US Bank	\$123,188.37
05 VT Housing Finance Agency	\$3,577.50
06	
07	
08	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/town taxes 10/01/2024 to 10/29/2024	\$423.06
15 County taxes to	
16 Assessments to	
17 City of Barre: Water / Sewer reading to	\$312.36
18	
19	
CALCULATION	
Total Due to Seller at Closing	\$290,750.35
Total Due from Seller at Closing	\$143,467.87
Cash □ From ☑ To Seller	\$147,282.48

Closing Cost Details

A. Origination Charges 11.6250% 22 33 44 55 50 B. Services Borrower Did Not Shop For 91 92 93 94 95 C. Services Borrower Did Shop For 91 92 93 94 95 C. Services Borrower Did Shop For 91 92 93 94 95 96 97 98 Other Costs E. Taxes and Other Government Fees 91 92 93 94 95 96 97 97 98 99 99 99 90 91 91 92 93 94 95 96 97 97 98 99 99 99 90 90 90 90 90 90	t Closing Before C	
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Services Borrower Did Not Shop For 2		
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Attorney Time and Fees to Sargent Law Office, PLLC Overnight Processing Fee - payoff(s) x 2 to Green Mountain Lawyers		
Overnight Processing Fee - payoff(s) x 2 to Green Mountain Lawyers	\$1,266.58	
	\$100.00	
Real Estate Commission 7,250.00 to Ridgeline Real Estate	\$7,250.00	
Real Estate Commission 7,250.00 to Pali Spera Co. Realtors - Morrisville	\$7,250.00	
Wire Processing Fee - proceeds to Green Mountain Lawyers	£400.00	
	\$100.00	
		<u>:-</u>
TOTAL CLOSING COSTS	\$15,966.58	

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Green Mountain Lawyers

1967 US Route 4 Killington, VT 05751 (802) 775-1971

Green Mountain Lawyers IOLTA Community Bank Rutland, VT 05701

Check No.: 1764

50-755/213

Date: 10/29/2024

Pay To The Order Of: Pall Spera Co. Realtors -

Seven Thousand Two Hundred Fifty and 00/100

Pall Spera Co. Realtors - Morrisville

Memo Line: 2024-670 / Brown

*10213075591 4B002057B5#

Paid To The Order Of:

Pall Spera Co. Realtors - Morrisville

Date:

Check No.:

Amount Of This Check:

10/29/2024

1764

*****7,250.00

File No.:

2024-670

Buyer:

Kenneth M. Brown Katherine E. Basham

Seller: Property:

15 Marcell Ave, Barre, VT 05641

Settlement Date:

10/29/2024

Disbursement Date:

10/29/2024

Charge Detail:

Commission: Brown / Keane

7,250.00

M&T Bank

Understanding what's important*

Morrisville Office

If you have any questions, please call our Telephone Banking Center at 1-800-724-2440

Today's Date: 11/04/2024 Business Date: 11/04/2024

Time: 09:54 AM

Checking Deposit ****6472

\$7,250.00

8161 / 05

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Thanks for visiting us today. We are happy to assist you!