

SALES SUMMARY/COMMISSION SHEET

LISTING INFORMATION

Date: 10.30.24

MLS#: _____

Property Street Address 15 Marcell Ave.

Town Bare State VT Zip 05841

Buyer's Information:

Name: Matthew Brown-

Address: _____

City: _____

State: _____ Zip: _____

Seller's Information:

Name: Katherine Bashon Jordan Benson

New Address: _____

City: _____

State: _____ Zip: _____

PARTICIPANT INFORMATION

Listing Agent: Julie Danaker Office: Ridgeline

Selling Agent: Nam Devaul Office: PSCD

TRANSACTION INFORMATION

Sale Price \$ 290,000

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 payouts prior to closing:

Payee

Amount

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

Assisting Agent: _____ Agent Assist Fee: \$ _____

Closing Disclosure

Closing Information

Date Issued 10/29/2024
Closing Date 10/29/2024
Disbursement Date 10/29/2024
Settlement Agent Green Mountain Lawyers
File # 2024-670
Property 15 Marcell Ave
Barre VT 05641
Sale Price \$290,000.00

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 <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$147,282.48

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	
VT License ID	
Contact	Nancy Durand
Contact VT License ID	
Email	
Phone	

Real Estate Broker (S)

Name	Ridgeline Real Estate
Address	
VT License ID	
Contact	Julie Danaher
Contact VT License ID	
Email	
Phone	

Settlement Agent

Name	Green Mountain Lawyers
Address	1967 US Route 4 Killington VT 05751
VT License ID	
Contact	Shawn K. Jarecki
Contact VT License ID	
Email	sjarecki@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

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01 .6250%			
02			
03			
04			
05			
06			
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			
02			
F. Prepays			
01			
02			
03			
04			
05			
G. Initial Escrow Payment at Closing			
01			
02			
03			
04			
05			
07			
H. Other			
01 Attorney Time and Fees to Sargent Law Office, PLLC		\$1,266.58	
02 Overnight Processing Fee - payoff(s) x 2 to Green Mountain Lawyers		\$100.00	
03 Real Estate Commission 7,250.00 to Ridgeline Real Estate		\$7,250.00	
04 Real Estate Commission 7,250.00 to Pall Spera Co. Realtors - Morrisville		\$7,250.00	
05			
06 Wire Processing Fee - proceeds to Green Mountain Lawyers		\$100.00	
07			
08			
J. TOTAL CLOSING COSTS		\$15,966.58	

Jordan Benson

Date

Katherine E. Basham

Date

Julia Campagna, Esq
Counsel for Sellers
Signed with their authorization

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 - Morrisville

*****7,250.00

Seven Thousand Two Hundred Fifty and 00/100

Pall Spera Co. Realtors - Morrisville

Memo Line: 2024-670 / Brown

Linda Fox

⑈ 1764 ⑈ ⑆021307559⑆ 4800205785⑈

Paid To The Order Of:
Pall Spera Co. Realtors - Morrisville

Date: 10/29/2024
Check No.: 1764
Amount Of This Check: *****7,250.00

File No.: 2024-670
Buyer: Kenneth M. Brown
Seller: Katherine E. Basham
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

14

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