

Sales Summary/Commission Sheet

Listing Information

MLS#: 4986684
787 Bliss Hill Road
Morristown, VT 05661

Buyer's Information

Stonecat LLC
1806 Anita Drive
Austin, TX 78704

Seller's Information

Kent Mikus
121 Swedesford Lane
Millersville, PA 17551

Participant Information

Listing Agent: Nancy duMont

Selling Agent: McKee Macdonald

Office: Pall Spera Company Realtors: Stowe Village

Office: Coldwell Banker Carlson Real Estate

Transaction Information

Sale Price: \$895,000.00
Close Date: 04/12/2024
Commission Rate: 5%
Total Transaction Commission: \$44,750.00

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

Any Concessions: No
Concessions Amount: \$0.00
Amt. Rec'd by PSCO: \$22,375.00
LD Fee: No
Referral Fee Paid To: n/a
Amt. of Ref: \$0.00
Contract Notes: Matterport

Reimbursements



B. TYPE OF LOAN:			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins		7. Loan Number
			8. Mortgage Insurance Case Number
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME AND ADDRESS OF BORROWER: STONECAT, LLC 1806 Anita Drive Austin, TX 78704		E. NAME AND ADDRESS OF SELLER: Kent D. Mikus Living Trust 121 Swedesford Lane Millersville, PA 17551	
G. PROPERTY LOCATION: 787 Bliss Hill Rd Morrisville, VT 05661		H. SETTLEMENT AGENT: Hoff & Company LTD PLLC 26 Bridge Street, P.O. Box 900, Richmond, VT 05477 (802) 434-3796	H. SETTLEMENT DATE April 12, 2024
		DISBURSEMENT DATE April 12, 2024	
PLACE OF SETTLEMENT 26 Bridge Street, P.O. Box 900, Richmond, VT 05477			
J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	895,000.00	401. Contract sales price	895,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (from line 1400)	24,756.86	403.	
104.		404.	
105.		405.	
ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:		ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109. State Tax Credit Proration 4/12/24-6/30/24	140.50	409. State Tax Credit Proration 4/12/24-6/30/24	140.50
110. Fuel proration (187.5 g @ \$4.13 per)	774.38	410. Fuel proration (187.5 g @ \$4.13 per)	774.38
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER:	920,671.74	420. GROSS AMOUNT DUE TO SELLER:	895,914.88
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	30,000.00	501. Excess deposit (see instructions)	
202. Principal amounts of new loan(s)		502. Settlement charges to seller (line 1400)	44,780.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Legal Fee to Stackpole & French	1,803.50
207.		507. AC Condenser Escrow to Hoff & Co IOLTA	700.00
208.		508.	
209.		509.	
ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:		ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213. Net Tax Proration 1/1/24-4/11/24	3,569.04	513. Net Tax Proration 1/1/24-4/11/24	3,569.04
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER:	33,569.04	520. TOTAL REDUCTION IN AMOUNT DUE SELLER:	50,852.54
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT FROM/TO SELLER:	
301. Gross amount due from borrower (line 120)	920,671.74	601. Gross amount due to seller (line 420)	895,914.88
302. Less amount paid by/for borrower (line 220)	33,569.04	602. Less total reductions in amount due seller (line 520)	50,852.54
303. Cash (<input checked="" type="checkbox"/> From) (<input type="checkbox"/> To) Borrower	\$887,102.70	603. Cash (<input checked="" type="checkbox"/> To) (<input type="checkbox"/> From) Seller	\$845,062.34

L. SETTLEMENT CHARGES

700. TOTAL REAL ESTATE BROKER FEES

Division of commission (line 700) as follows:

701. \$22,375.00 to Pall Spera Company Realtors
 702. \$22,375.00 to Coldwell Banker Carlson Real Estate
 703. Commission paid at settlement
 704.

PAID FROM
BORROWER'S
FUNDS
AT
SETTLEMENTPAID FROM
SELLER'S
FUNDS
AT
SETTLEMENT

44,750.00

800. ITEMS PAYABLE IN CONNECTION WITH LOAN:

801. Our origination charge (from GFE # 1)
 802. Your credit or charge (points) for the specific interest rate chosen (from GFE # 2)
 803. Your adjusted origination charges (from GFE A)
 804. Appraisal fee to (from GFE # 3)
 805. Credit report to (from GFE # 3)
 806. Tax service fee to (from GFE # 3)
 807. Flood certification to (from GFE # 3)
 808.
 809.
 810.
 811.

900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:

901. Daily interest charges from 4/12/2024 to 5/1/2024 (19 days) @ \$.0000/day (from GFE # 10)
 902. Mortgage insurance premium for (from GFE # 3)
 903. Homeowner's insurance for to (from GFE # 11)
 904.
 905.
 906.

1000. RESERVES DEPOSITED WITH LENDER:

1001. Initial deposit for your escrow account (from GFE # 9)
 1002. Homeowner's insurance
 1003. Mortgage insurance
 1004. Property taxes
 1005.
 1006.
 1007.
 1008. Aggregate Accounting Adjustment \$0.00
 1009.

1100. TITLE CHARGES:

1101. Title services and lender's title insurance (from GFE # 4) 1,700.00
 1102. Settlement or closing fee to Hoff & Company LTD PLLC \$1,700.00
 1103. Owner's title insurance to CATIC (from GFE # 5) 2,991.25
 1104. Lender's title insurance to CATIC
 1105. Lender's title policy limit
 1106. Owner's title policy limit \$895,000.00
 1107. Agent's portion of the total title insurance premium to
 1108. Underwriter's portion of the total title insurance premium to
 1109.

1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:

1201. Government recording charges (from GFE # 7) 60.00 30.00
 1202. Deed \$ 60.00 Mortgage \$ Releases \$
 1203. Transfer taxes (from GFE # 8) 12,977.50
 1204. City/County tax/stamps Deed \$ Mortgage \$
 1205. State tax/stamps Deed \$ 12,977.50 Mortgage \$
 1206. Record Trust Cert and Delegation \$30.00
 1207.

1300. ADDITIONAL SETTLEMENT CHARGES:

1301. Required services that you can shop for (from GFE # 6)
 1302. LLC formation Legal and State Fees 625.00
 1303. May Tax Installment to Town of Morristown 6,403.11
 1304.
 1305.

1400. TOTAL SETTLEMENT CHARGES (enter on Line 103, Section J and line 502, Section K)

\$24,756.86

\$44,780.00

B=borrower S=seller L=lender R=broker I=investor O=other POC=paid outside closing by

I have carefully reviewed the HUD-1 Settlement Statement, and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower:

STONECAT, LLC

Date: 4/12/2024

Seller:

Kent D. Mikus Living Trust

Date: 4/12/2024

Date: 4/12/2024

Date: 4/12/2024

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:

Jeremy D. Hoff Esq.

Date: 4/12/2024

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

L. SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL REAL ESTATE BROKER FEES					
Division of commission (line 700) as follows:					
701. \$22,375.00	to	Pall Spera Company Realtors			
702. \$22,375.00	to	Coldwell Banker Carlson Real Estate			
703. Commission paid at settlement					44,750.00
704.					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:					
801. Our origination charge			(from GFE # 1)		
802. Your credit or charge (points) for the specific interest rate chosen			(from GFE # 2)		
803. Your adjusted origination charges			(from GFE A)		
804. Appraisal fee to			(from GFE # 3)		
805. Credit report to			(from GFE # 3)		
806. Tax service fee to			(from GFE # 3)		
807. Flood certification to			(from GFE # 3)		
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:					
901. Daily interest charges from 4/12/2024 to 5/1/2024 (19 days) @ \$0.0000/day			(from GFE # 10)		
902. Mortgage insurance premium for			(from GFE # 3)		
903. Homeowner's insurance for to			(from GFE # 11)		
904.					
905.					
906.					
1000. RESERVES DEPOSITED WITH LENDER:					
1001. Initial deposit for your escrow account			(from GFE # 9)		
1002. Homeowner's insurance					
1003. Mortgage insurance					
1004. Property taxes					
1005.					
1006.					
1007.					
1008. Aggregate Accounting Adjustment			\$0.00		
1009.					
1100. TITLE CHARGES:					
1101. Title services and lender's title insurance			(from GFE # 4)	1,700.00	
1102. Settlement or closing fee to Hoff & Company LTD PLLC			\$1,700.00		
1103. Owner's title insurance to CATIC			(from GFE # 5)	2,991.25	
1104. Lender's title insurance to CATIC					
1105. Lender's title policy limit					
1106. Owner's title policy limit \$895,000.00					
1107. Agent's portion of the total title insurance premium to					
1108. Underwriter's portion of the total title insurance premium to					
1109.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:					
1201. Government recording charges			(from GFE # 7)	60.00	30.00
1202. Deed \$ 60.00 Mortgage \$ Releases \$					
1203. Transfer taxes			(from GFE # 8)	12,977.50	
1204. City/County tax/stamps Deed \$ Mortgage \$					
1205. State tax/stamps Deed \$ 12,977.50 Mortgage \$					
1206. Record Trust Cert and Delegation			\$30.00		
1207.					
1300. ADDITIONAL SETTLEMENT CHARGES:					
1301. Required services that you can shop for			(from GFE # 6)	625.00	
1302. LLC formation Legal and State Fees				6,403.11	
1303. May Tax Installment to Town of Morristown					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (enter on Line 103, Section J and line 502, Section K)				\$24,756.86	\$44,780.00

B=Borrower S=seller L=lender R=broker I=investor O=other POC=paid outside closing by

I have carefully reviewed the HUD-1 Settlement Statement, and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower: STONECAT, LLC Date: 4/12/2024 Seller: Anna L. Black Esq. Date: 4/12/2024
Duke - Delegated Agent
Kent D. Mikus Living Trust

Date: 4/12/2024 Date: 4/12/2024

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: Jeremy D. Hoff Esq. Date: 4/12/2024

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