

Sales Summary/Commission Sheet

Listing Information

MLS#: 4666131
25 Wilder Road
Worcester, VT 05682

Buyer's Information

Jessica Manchester & Terry Scott

,

Seller's Information

Robert Voitle & Robin Voitle

,

Participant Information

Listing Agent: Jay Carr |

Selling Agent: Nancy Durand | None |

Office: KW Vermont

Office: Pall Spera Company Realtors: Morrisville

Transaction Information

Sale Price: \$223,600.00
Close Date: 01/19/2018
Commission Rate: %
Total Transaction Commission: \$0.00

Consession Notes:

Assisting Agent: None
Agent Assist Fee: \$0.00

Any Concessions: No
Concessions Amount: \$0.00
Under Deposit w/in 30 Days: No
Amt. Rec'd by PSCO: \$6,707.55
LD Fee: No
Referral Fee Paid To:
Amt. of Ref: \$0.00
Contract Notes:

Reimbursements

Law Offices of Fred V. Peet, P.C.
ALTA Universal ID 2811
55 Patchen Road
South Burlington, VT 05403

File No./Escrow No.: 172937
Print Date & Time: January 19, 2018 at 08:16 AM
Officer/Escrow Officer: Law Offices of Fred V. Peet, P.C.
Settlement Location: 163 Circle Street
 Barre, VT 05641
Property Address: 25 Wilder Road
 Worcester, VT 05682
Borrower: Terry K. Scott and Jessica S. Manchester
Seller: Robert A. Voitle and Robin L. Voitle
Lender: Academy Mortgage Corporation
Settlement Date: January 19, 2018
Disbursement Date: January 19, 2018

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$ 230,500.00	
Deposit		\$ 5,000.00
Loan Amount		\$ 207,450.00
Seller Credit		\$ 6,915.00
Lender Credits		\$ 9.00
Prorations/Adjustments		
City/Town Taxes (Education) 01/19/18-06/30/18	\$ 2,116.99	
City/Town Taxes 01/01/18-12/31/18		\$ 95.33
Loan Charges to Academy Mortgage Corporation		
0.175% of Loan Amount (Points)	\$ 363.04	
Administration Fee	\$ 695.00	
Processing Fee	\$ 350.00	
Prepaid Interest \$23.44 per day from 01/19/18 to 02/01/18	\$ 304.72	
Other Loan Charges		
Appraisal Fee to Northfield RE	\$ 659.00	
Credit Report to Credit Plus 2	\$ 34.40	
Impounds		
Homeowner's Insurance	\$ 126.00	

ALTA Settlement Statement Borrower/Buyer - Continued

	Debit	Credit
2 mo @ \$ 63.00 /mo		
Property Taxes	\$ 2,224.56	
4 mo @ \$ 556.14 /mo		
Aggregate Adjustment	\$ -630.00	

Title Charges & Escrow / Settlement Charges

Title - Lender's Title Insurance to Law Offices of Fred V. Peet, P.C. Coverage: \$ 207,450.00 Premium:	\$ 565.00	
Title - Owner's Title Insurance (optional) to Law Offices of Fred V. Peet, P.C. Coverage: \$ 230,500.00 Premium: \$ 833.00	\$ 268.00	
Title - Closing Protection Letter to VATC	\$ 25.00	
Title - Settlement Fee to Law Offices of Fred V. Peet, P.C.	\$ 500.00	
Title - Examination Fee to Law Offices of Fred V. Peet, P.C.	\$ 465.00	

Commission

Government Recording and Transfer Charges

Recording Fees to Town of Worcester Clerk Deed:\$30.00 Mortgage:\$100.00	\$ 130.00	
Vermont Property Transfer Tax to Vermont Department of Taxes	\$ 2,392.25	

Payoffs

Miscellaneous

Homeowner's Insurance Premium (12 mo.) to Geico Insurance Agency, Inc.	\$ 756.00	
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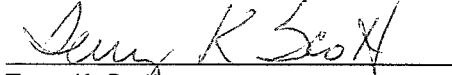
Subtotals	\$ 241,844.96	\$ 219,469.33
Balance Due FROM		\$ 22,375.63
TOTALS	\$ 241,844.96	\$ 241,844.96

Debit

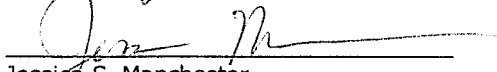
Credit

Acknowledgement

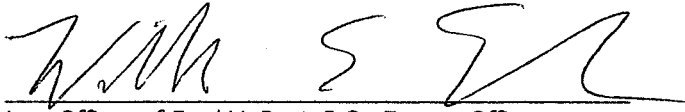
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Law Offices of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



Terry K. Scott



Jessica S. Manchester



Law Offices of Fred V. Peet, P.C., Escrow Officer

Closing Disclosure

Closing Information

Date Issued 01/04/18
Closing Date 01/19/18
Disbursement Date 01/19/18
Settlement Agent Law Offices of Fred V. Peet, P.C.
File # 172937
Property 25 Wilder Road
Worcester, VT 05682

Sale Price \$ 230,500.00

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 232,616.99
01 Sale Price of Property	\$ 230,500.00
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 (Education)	01/19/18-06/30/18	\$ 2,116.99
10 County Taxes		
11 Assessments		
12		
13		
14		
15		
16		

N. Due from Seller at Closing		\$ 210,529.64
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$ 13,415.10
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan Loan #101569084	\$ 187,764.21
05	Payoff of Second Mortgage Loan	
06	Attorney Fee	\$ 2,300.00
07	Payoff Processing Fee	\$ 40.00
08	Seller Credit	\$ 6,915.00

Adjustments for Items Unpaid by Seller

14 City/Town Taxes	01/01/18-12/31/18	\$ 95.33
15 County Taxes		
16 Assessments		
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 232,616.99
Total Due from Seller at Closing (N)	- \$ 210,529.64
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$ 22,087.35

Transaction Information

Borrower Terry K. Scott and Jessica S. Manchester
25 Mill Street
East Calais, VT 05650
Seller Robert A. Voitle and Robin L. Voitle
25 Wilder Road
Worcester, VT 05682

Contact Information

REAL ESTATE BROKER (B)

Name	Pall Spera Company Realtors
Address	P.O. Box 507 Morrisville, VT 05661
VT License ID	083.0001361
Contact	Nancy Durand
Contact VT License ID	081.0004212
Email	nancy.durand@pallspera.com
Phone	(802)595-2256

REAL ESTATE BROKER (S)

Name	KW Vermont
Address	68 Randall Street South Burlington, VT 05403
VT License ID	083.006184
Contact	Jay Carr
Contact VT License ID	082.0116598
Email	jaycarr@kw.com
Phone	(802)249-1921

SETTLEMENT AGENT

Name	Law Offices of Fred V. Peet, P.C.
Address	55 Patchen Road South Burlington, VT 05403
VT License ID	2811
Contact	Fred V. Peet, Esq.
Contact VT License ID	2811
Email	office@peetlaw.com
Phone	(802)860-4767

Confirm Receipt

Robert A. Voitle by Paul P. Haulson POA
Robert A. Voitle
Robin L. Voitle by Paul P. Haulson POA
Robin L. Voitle

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			

Other Costs

E. Taxes and Other Government Fees				
01 Recording Fees	Deed:	Mortgage:		
02				
03				
F. Prepaids				
01 Homeowner's Insurance Premium (mo.)				
02 Mortgage Insurance Premium (mo.)				
03 Prepaid Interest (per day from to)				
04 Property Taxes (mo.)				
05				
G. Initial Escrow Payment at Closing				
01 Homeowner's Insurance	per month for	mo.		
02 Mortgage Insurance	per month for	mo.		
03 Property Taxes	per month for	mo.		
04				
05				
06				
07				
08 Aggregate Adjustment				
H. Other				
01 Commission	to KW Vermont		\$ 6,707.55	
02 Commission	to Pall Spera Company Realtors		\$ 6,707.55	
03				
04				
05				
06				
07				
08				
J. TOTAL CLOSING COSTS			\$ 13,415.10	

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City/Town Taxes	\$ 95.33	
01/01/18-12/31/18		
Loan Charges to Academy Mortgage Corporation		
Other Loan Charges		
Impounds		
Title Charges & Escrow / Settlement Charges		
Commission		
Commission	to KW Vermont	\$ 6,707.55
Commission	to Pall Spera Company Realtors	\$ 6,707.55
Government Recording and Transfer Charges		
Payoffs		
Payoff of First Mortgage Loan	to VSECU	\$ 187,764.21
Loan #101569084		

		Debit	Credit
Loan Payoff	\$ 187,699.50		
As of 01/19/18			
Include additional interest for			
3 Days @ 21.570000 Per Diem/Day			

Miscellaneous

Attorney Fee	to Paul P. Hanlon	\$ 2,300.00
Payoff Processing Fee	to Law Offices of Fred V. Peet, P.C.	\$ 40.00

Subtotals		\$ 210,529.64	\$ 232,616.99
Balance Due TO		\$ 22,087.35	
TOTALS		\$ 232,616.99	\$ 232,616.99

Acknowledgement

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*Robert A. Voitle by
Paul P. Hanlon POA*

Robert A. Voitle

*Robin L. Voitle by
Paul P. Hanlon POA*

Robin L. Voitle

Wm S. F. L.

Law Offices of Fred V. Peet, P.C., Escrow Officer

FRED V. PEET ESQ. LAWYERS TRUST
ATTORNEY ESCROW ACCOUNT/IOLTA
55 PATCHEN RD. PH. 802-860-4767
SOUTH BURLINGTON, VT 05403
VOID AFTER 90 DAYS

KeyBank
58-7253/2116

180308

1/19/2018

PAY TO THE
ORDER OF Pall Spera Company Realtors


Six Thousand Seven Hundred Seven and 55/100*****

\$ **6,707.55

DOLLARS

MEMO

Voitle to Scott/Manchester - 25 Wilder Road


AUTHORIZED SIGNATURE

⑈180308⑈ ⑆21167253⑆ 454680059234⑈



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e-statements.

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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:27 351-35101 01/23/18 11:03 AM
A136A5D
XXXXXX6472 Ck Deposit \$6,707.55

Member FDIC SD-058 6/15