

Sales Summary/Commission Sheet

Listing Information

MLS#: 4683552
257 Collier Rd.
Greensboro, VT 05841

Buyer's Information

James Fredericks & Joann Hanowski

,

Seller's Information

Jesper Holtenman & Hilary Hoffman
522 River Road
Stowe, VT 05672

Participant Information

Listing Agent: Nancy Durand

Selling Agent: James Campbell

Office: Pall Spera Company Realtors: Morrisville

Office: Jim Campbell Real Estate

Transaction Information

Sale Price: \$395,000.00
Close Date: 00/00/0000
Commission Rate: 6%
Total Transaction Commission: \$23,700.00

Any Concessions: No
Concessions Amount: \$0.00
Under Deposit w/in 30 Days: Yes
Amt. Rec'd by PSCO: \$11,850.00
LD Fee: No
Referral Fee Paid To:
Amt. of Ref: \$0.00
Contract Notes:

Consession Notes:

Assisting Agent: None

Agent Assist Fee: \$0.00

Reimbursements

A. ANGELA M. ROSS, ESQUIRE290 Water Street PO Box 193
Albany, VT 05820

Phone 802-755-6343 Fax 802-755-6205

B. TYPE OF LOAN	1. ☐ FHA	2. ☐ FmHA	3. ☐ CONV. UNINS.
	4. ☐ VA	5. ☐ CONV. INS.	

6. File Number: **FREDERICKS, JAM**

7. Loan Number:

8. Mortgage Ins. 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 & Address of Borrower** James Fredericks and JoAnn M. Hanowski Trustees

P.O. Box 186, Underhill Center, VT 05490

E. Name & Address of Seller Jesper Holtenman and Hilary Hoffman

522 River Road, Stowe, VT 05672

F. Name & Address of Lender**G. Property Location** Town of Greensboro, Orleans County, Vermont

257 Collier Road, Greensboro, VT 05841

H. Settlement Agent
Closer
Angela M. Ross, Esquire
Angela M. Ross**Place of Settlement** 290 Water Street, PO Box 193
Albany, VT 05820**I. Settlement Date:**
05/31/2018**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	395,000.00	401. Contract sales price	395,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	6,517.50	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 05/31/2018 to	214.32	406. City/town taxes 05/31/2018 to	214.32
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
120. Gross Amount Due From Borrower	401,731.82	420. Gross Amount Due To Seller	395,214.32
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due Seller	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	24,920.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st mtg. Charles Schwab	
205.		505. Payoff 2nd mtg.	
206.		506.	
207. Seller credit	3,000.00	507. Seller credit	3,000.00
208.		508. Seller discharge fee	175.00
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.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	8,000.00	520. Total Reduction Amount Due Seller	28,095.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	401,731.82	601. Gross amount due seller (line 420)	395,214.32

L. Settlement Charges

700. Total Sales/Broker's Commission		@ 6.0000	%= 23,700.00	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Based on price \$ 395,000.00				
Division of Commission (line 700) as follows:				
701.	3.0000 %	\$ 11,850.00	to Jim Campbell Real Estate	
702.	3.0000 %	\$ 11,850.00	to Pall Spera Realty	
703.	Total Commission paid at Settlement			23,700.00
704.				

800. Items Payable In Connection With Loan

801.	Loan origination fee	%		
802.	Loan discount	%		
803.	Appraisal fee			
804.	Credit report			
805.	Lenders inspection fee			
806.	Mtg. Insurance app. fee			
807.	Mortgage broker fee			
808.	Tax Service Fee			
809.	Flood Certification Fee			
810.	Life of Loan Flood Cert Fee			
811.				
812.				
813.				
814.				
815.				
816.				

900. Items Required By Lender To Be Paid In Advance

901.	Interest from	/ /	to / /	@ \$	0.0000 /day	
902.	Mortgage insurance premium		months			
903.	Hazard insurance premium		years			
904.	Flood insurance premium		years			
905.						

1000. Reserves Deposited With Lender

1001.	Hazard insurance	months @ \$	per month	
1002.	Mortgage insurance	months @ \$	per month	
1003.	City property taxes	months @ \$	217.30 per month	
1004.	County property taxes	months @ \$	per month	
1005.	Annual assessments	months @ \$	per month	
1006.	Flood insurance	months @ \$	per month	
1007.		months @ \$	per month	

1008. Aggregate Escrow Adjustment

1008.	Aggregate Escrow Adjustment			
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1100. Title Charges

1101.	Settlement or closing fee	to Angela M. Ross, Esq.	275.00	
1102.	Abstract or title search			
1103.	Title examination			
1104.	Title insurance binder			
1105.	Document preparation			
1106.	Notary fees			
1107.	Attorney's fees	to Angela M. Ross, Esq./ Nichols & Associates	475.00	1,200.00
	(Includes item numbers:			
1108.	Title insurance			
	(Includes item numbers:			
1109.	Lender's coverage	\$ 0.00 Prem 0.00		
1110.	Owner's coverage	\$ 395,000.00 Prem DECLINED		
1111.				
1112.				
1113.				
1114.				
1115.				

1200. Government Recording and Transfer Charges

1201.	Recording fees: Deed \$ 40.00	Mortgage \$	Releases \$ 20.00	40.00	20.00
1202.	Property Transfer Tax	to State of Vermont		5,727.50	
1203.	Land Gains Tax	to State of Vermont			
1204.					

ANGELA M. ROSS ATTORNEY AT LAW

IOLTA ACCOUNT
PO BOX 193, 290 WATER STREET
ALBANY, VT 05820



5/31/2018

AY TO THE
ORDER OF **Pall Sperra & Co.**

Eleven Thousand Eight Hundred Fifty Only*****

\$ **11,850.00

DOLLARS

Angela Ross
AUTHORIZED SIGNATURE

MEMO

Holtenman & Hoffman to Fredericks

⑆024673⑆ ⑆01601029⑆ 0528243813⑆

PALL SPERRA COMPANY LLC
PALL SPERRA COMP REALTORS
OFFICE ACCOUNT
PO BOX 639
STOWE, VT 05672

DATE 6-1-18

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL
LIST CHECKS SEPARATELY OR ATTACH LIST

DOLLARS CENTS

*Holtenman to
Fredericks/
Khanoski*

11850-

CURRENCY ☐ COIN ☐ LIST CHECKS

PEOPLES UNITED BANK
peoples.com

TOTAL
FROM
REVERSE

TOTAL
ITEMS

\$

11850.00

PLEASE ENTER TOTAL HERE

11850-

⑆5136⑆0600⑆ 6500536472⑆

USE ROUTING NUMBER FROM YOUR CHECKS FOR AUTOMATIC PAYMENTS. IF CHECKS AND OTHER ITEMS ARE RECEIVED FOR DEPOSIT SUBJECT TO THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE AND ANY APPLICABLE COLLECTION AGREEMENT.



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Personal



Business

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:33 351-35104 06/01/18 09:56 AM
A130K6
XXVXX6472 CK Deposit \$11,850.00