

Sales Summary/Commission Sheet

Listing Information

MLS#: 4682573
75 Barnes Road
Hyde Park, VT 05655

Buyer's Information

Steve Martin

Seller's Information

Selene Finance

Participant Information

Listing Agent: Jennifer Mahoney |

Selling Agent: Nancy Pritchard | None |

Office: Vermont Mountain Real Estate

Office: Pall Spera Company Realtors: Morrisville

Transaction Information

Sale Price: \$71,470.00
Close Date: 05/30/2018
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: \$1,994.10
LD Fee: No
Referral Fee Paid To:
Amt. of Ref: \$0.00
Contract Notes: 150.00 Foreclosure Management Fee

Reimbursements

American Land Title Association

ALTA Settlement Statement - Cash
Adopted 05-01-2015

ServiceLink, LLC
ALTA Universal ID:
1355 Cherrington Pkwy
Moon Township, PA 15108

File No./Escrow No. : 180049379
Print Date & Time: May 29, 2018 9:17 am
Officer/Escrow Officer : Anthony Cameron
Settlement Location : 1355 Cherrington Pkwy
Moon Township, PA 15108

Property Address: 75 BARNES RD
Hyde Park, VT 05655

Buyer: STEVE MARTIN, KAREN MARTIN
75 BARNES RD
Hyde Park, VT 05655

Seller: MTGLQ INVESTORS, L.P.
9990 RICHMOND AVE
SUITE 400S
Houston, TX 77042

Lender:

Settlement Date: May 30, 2018
Disbursement Date: May 30, 2018

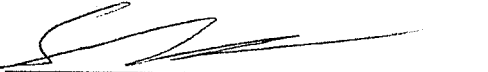
Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	71,470.00	Sale Price of Property	71,470.00	
		Prorations/Adjustments		
1,101.55		County Taxes 01/01/18 - 05/30/18		1,101.55
		Title Charges and Escrow/Settlement Charges		
250.00		Abstract Title Fee - Seller to ServiceLink, LLC		
		Closing Fee - Buyer to ServiceLink, LLC	625.00	
600.00		Closing Fee - Seller to ServiceLink, LLC		
75.00		Doc Prep Fee - Seller to ServiceLink, LLC		
25.00		Overnight Fee - Seller to ServiceLink, LLC		
50.00		TITLE GRADING CURATIVE FEE to ServiceLink, LLC		

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		BUYER ATTORNEY FEE to SARGENT LAW OFFICE, PLLC	2,500.00	
286.00		Owner's Title Insurance to ServiceLink, LLC Coverage: 71,470.00 Premium: 286.00		
		Commissions		
1,994.10		BUYER AGENT COMMISSION to PALL SPERA COMPANY REALTORS LLC		
1,279.40		LISTING AGENT COMMISSION to VERMONT MTN REAL ESTATE		
		Government Recording and Transfer Charges		
50.00		POWER OF ATTORNEY to HYDE PARK TOWN CLERK		
5.00		TRANSFER TAX to HYDE PARK TOWN CLERK		
10.00		TRANSFER TAX to HYDE PARK TOWN CLERK		
1,036.32		TRANSFER TAX to HYDE PARK TOWN CLERK		
		WARRANTY DEED to HYDE PARK TOWN CLERK	30.00	
		Miscellaneous		
714.70		MANAGEMENT FEE to SELENE FINANCE		
125.00		TAX DOCUMENTS to TRG CONSULTING LLC		
300.00		TECHNOLOGY FEE to PYRAMID PLATFORM		
Seller			Buyer	
Debit	Credit		Debit	Credit
7,902.07	71,470.00	Subtotals	74,625.00	1,101.55
		Due from Buyer		73,523.45
63,567.93		Due to Seller		
71,470.00	71,470.00	Totals	74,625.00	74,625.00

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 ServiceLink, LLC to cause the funds to be disbursed in accordance with this statement.

Buyer



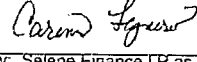
STEVE MARTIN



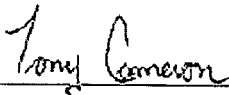
KAREN MARTIN

Seller

MTGLQ INVESTORS, L.P.

BY: 

By: Selene Finance LP as attorney in Fact

Carmen Figueroa
REO CloserAnthony Cameron
CLOSING COORDINATOR



VERMONT DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE SAFETY
Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
firesafety.vermont.gov



CERTIFICATION OF COMPLIANCE

With the Requirements of the Law for Smoke and Carbon Monoxide (Detectors) Alarms in Single Family Owner-Occupied Dwellings

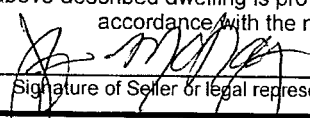
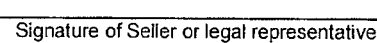
This form shall be used for all new dwellings and dwellings that are sold or transferred after January 1, 2009
to comply with the requirements in 9 VSA § 2882 & § 2883.

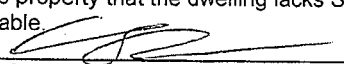
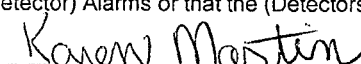
All previous forms should be discarded

Date: <u>5/30/18</u> Date of Closing: <u>5/30/18</u> <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Sale or Transfer	For Technical Assistance Regarding Smoke and Carbon Monoxide (Detectors) Alarms visit firesafety.vermont.gov or contact the Division of Fire Safety
---	--

Name of Building/Site:	
Physical Location: (9-1-1 Address)	<u>75 Barnes Road, Hyde Park, VT 05655</u> <small>Street Name and Number,</small>
Name of Seller:	<u>MTGLQ Investors, L.P.</u> <small>City/Town, State, Zip Code</small>
Name of Buyer:	<u>Steve & Karen Martin</u>

SMOKE ALARMS	CARBON MONOXIDE ALARMS	OPERATIONAL
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Photoelectric-only type Smoke (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms and on each level of the dwelling. Date of Installation or Manufacture Date _____	One or more Carbon Monoxide (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms in the dwelling. Date of Installation or Manufacture Date _____	All Smoke and Carbon Monoxide (Detectors) Alarms have been tested in accordance with the manufacturer's instructions and are in good working order.

CERTIFICATION FROM THE SELLER			
I/We, <u>MTGLQ Investors, L.P.</u> the seller(s) of the above described dwelling certify under oath that the above described dwelling is provided with properly operating Smoke and Carbon Monoxide (Detectors) Alarms installed in accordance with the manufacturer's instructions and as required in state law. 9 VSA § 2882 & § 2883			
 Signature of Seller or legal representative	<u>5/30/18</u> Date	 Signature of Seller or legal representative	_____ Date

ACKNOWLEDGEMENT OF RECEIPT OF THE CERTIFICATION			
We have received a copy of this certification and agree to notify the seller by certified mail within ten days of the date of conveyance of the property that the dwelling lacks Smoke or Carbon Monoxide (Detector) Alarms or that the (Detectors) Alarms are not operable.			
 Signature of Buyer or legal representative	<u>5/30/18</u> Date	 Signature of Buyer or legal representative	<u>5/30/18</u> Date

File No.
180049379

Date
05/30/2018

CITIBANK, N.A.
55-7265/212

No.: 5147132667

insylvania ServiceLink Citibank Trust
ount
5 Cherrington Pkwy
on Township, PA 15108

AMOUNT
\$*****1,994.10

--One Thousand Nine Hundred Ninety-Four and 10/100--

Dollars

THE DER PALL SPERA COMPANY REALTORS LLC
65-5 FAIRFROUND PLAZA
Morrisville, VT 05661

RE: STEVE MARTIN, KAREN MARTIN
75 BARNES RD, Hyde Park, VT 05655
Commissions

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

THIS DOCUMENT HAS A TRUE WATERMARK IN THE PAPER • HOLD TO LIGHT TO VIEW.

⑈5147132667⑈ ⑆021272655⑆ 759695012⑈

PALL SPERA COMPANY LLC
PALL SPERA COMP REALTORS
OFFICE ACCOUNT
PO BOX 539
STOWE, VT 05672

DATE

6/1/18

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

CURRENCY

CORN

POST CHECKS

PEOPLES UNITED BANK
peoples.com

TOTAL
ITEMS

1 \$

TOTAL
FROM
REVERSE

\$

1994.10

PLEASE ENTER TOTAL HERE

⑆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.



Bring Online Banking
to your mobile device.

DOWNLOAD THE APPS



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:06 351-35104 06/01/10 01:12 PM
A134CKC
XXXXXX6472 Ck Deposit \$1,994.10

Member FDIC SD-058 6/15