

Sales Summary/Commission Sheet

Listing Information

MLS#: 4689239
157 Felicity 1st Avenue
Williamstown, VT 05679

Buyer's Information

Christine Ryan

,

Seller's Information

Lawrence Cotnoir

,

Participant Information

Listing Agent: Samantha Norway |

Selling Agent: Nancy Durand | None |

Office: Heney Realtors/Montpelier

Office: Pall Spera Company Realtors: Morrisville

Transaction Information

Sale Price: \$315,000.00

Close Date: 00/00/0000

Commission Rate: 6%

Total Transaction Commission: \$18,900.00

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: \$9,450.00

LD Fee: No

Referral Fee Paid To: Leading RE

Amt. of Ref: \$30.00

Contract Notes:

Reimbursements

PAUL R BOWLES
IOLTA
129 PLEASANT ST
NORTHFIELD, VT 05663

1039

58-9118/2116

6/29/18

Date

CHECK ARMOR
TRAU PROTECTION

Pay to the
Order of

Pall Spera Co. Real Estate

\$ 9,450.00

Ninetyfour hundred fifty and no/100

Dollars



Photo
Safe
Deposit
Details on back



One Bailey Avenue
Montpelier, VT 05601
www.vsecu.com

VSECU

For

4900.117 Ryan

Paul R Bowles

MP

⑆211691185⑆

102641576⑈ 1039

Harland Clarke

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 6/26/2018
Closing Date 6/29/2018
Disbursement Date 6/29/2018
Settlement Agent None
File #
Property 157 Felicity 1st Avenue
 Williamstown, VT 05679
Sale Price \$315,000

Transaction Information

Borrower Christine L Ryan
 8 Loomis St., Apt 201
 Montpelier, VT 05620
Seller
Lender Vermont State Employees Credit
 Union

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☒ Conventional ☐ FHA
☐ VA ☐
Loan ID # 0100219005
MIC #

Loan Terms		Can this amount increase after closing?
Loan Amount	\$249,600	NO
Interest Rate	4.375%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,246.22	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments			
Payment Calculation	Years 1 - 30		
Principal & Interest	\$1,246.22		
Mortgage Insurance	+	0	
Estimated Escrow <i>Amount can increase over time</i>	+	0	
Estimated Total Monthly Payment	\$1,246.22		
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$445.62 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? NO NO

Costs at Closing	
Closing Costs	\$14,538.34 Includes \$10,696.00 in Loan Costs + \$3,847.34 in Other Costs -\$5.00 in Lender Credits. See page 2 for details.
Cash to Close	\$70,161.85 Includes Closing Costs See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$7,239.00				
01 1% of Loan Amount (Points)	\$2,496.00				
02 Loan Level Price Adjustments	\$4,368.00				
03 Underwriting Fee to Lender	\$375.00				
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$1,026.00				
01 Appraisal Fee to Appraiser Company		\$495.00			
02 Credit Report to CBC Innovis		\$34.00			
03 Flood Determination Fee to Core Logic	\$9.00				
04 Tax Service Fee to Core Logic	\$88.00				
05 Title - Settlement Fee to Paul Bowles	\$400.00				
06					
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$2,431.00				
01 Title - Lender's Title Policy to Annette Lorraine	\$675.00				
02 Title - Owner's Title Policy to Annette Lorraine	\$471.00				
03 Title - Title Search to Annette Lorraine	\$1,285.00				
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$10,696.00				
Loan Costs Subtotals (A + B + C)	\$10,167.00	\$529.00			

Other Costs					
E. Taxes and Other Government Fees					
01 Recording Fees	Deed:	Mortgage: \$170.00	\$3,787.50		
02 Transfer Tax		to Other	\$170.00		
			\$3,617.50		
F. Prepays					
01 Homeowner's Insurance Premium (mo.)			\$59.84		
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$29.9178 per day from 6/29/18 to 7/1/18)			\$59.84		
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 Appraisal Fee Refund		to Other			(L) -\$5.00
02					
03					
04					
05					
06					
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$3,847.34				
Other Costs Subtotals (E + F + G + H)	\$3,847.34				
J. TOTAL CLOSING COSTS (Borrower-Paid)					
Closing Costs Subtotals (D + I)	\$14,014.34	\$529.00			
Lender Credits (Includes \$5 credit for increase in Closing Costs above legal limit)		-\$5.00			-\$5.00

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$14,744.00	\$14,538.34	YES • See Total Loan Costs (D) and Total Other Costs (I) • Increase exceeds legal limits by \$5. See Lender Credits on page 2 for credit of excess amount.
Closing Costs Paid Before Closing	\$0	-\$529.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$65,400.00	\$65,400.00	NO
Deposit	\$0	-\$10,000.00	YES • You increased this payment. See details in Section L
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	\$752.51	YES • See details in Sections K and L
Cash to Close	\$80,144.00	\$70,161.85	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$329,761.85
01	Sale Price of Property	\$315,000.00
02	Sale Price of Any Personal Property Included In Sale	
03	Closing Costs Paid at Closing (J)	\$14,009.34
04	Payoffs and Payments	
Adjustments		
05	State Education Prebate Escrow	\$315.00
06		
07		
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 6/29/18 to 7/1/18	\$24.51
09	County Taxes to	
10	Assessments to	
11	Oil 140 Gallons @ \$2.95	\$413.00
12		
13		
14		
15		
L. Paid Already by or on Behalf of Borrower at Closing		\$259,600.00
01	Deposit	\$10,000.00
02	Loan Amount	\$249,600.00
03	Existing Loan(s) Assumed or Taken Subject to	
04	Subordinate Financing	
05	Seller Credit	
Other Credits		
06		
07		
Adjustments		
08		
09		
10		
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes to	
14	Assessments to	
15		
16		
17		
CALCULATION		
Total Due from Borrower at Closing (K)		\$329,761.85
Total Paid Already by or on Behalf of Borrower at Closing (L)		-\$259,600.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		\$70,161.85

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$315,437.51
01	Sale Price of Property	\$315,000.00
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 6/29/18 to 7/1/18	\$24.51
10	County Taxes to	
11	Assessments to	
12	Oil 140 Gallons @ \$2.95	\$413.00
13		
14		
15		
16		
N. Due from Seller at Closing		
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes to	
15	County Taxes to	
16	Assessments to	
17		
18		
19		
CALCULATION		
Total Due to Seller at Closing (M)		\$315,437.51
Total Due from Seller at Closing (N)		
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$315,437.51

Closing Disclosure

Closing Information

Date Issued 6/25/2018
Closing Date 6/29/2018
Disbursement Date 6/29/2018
Settlement Agent Paul R. Bowles
File #
Property 157 Felicity 1st Ave.
Williamstown, VT 05679
Sale Price \$315,000.00

Transaction Information

Borrower Christine L. Ryan
8 Loomis St., Apt 201
Montpelier, VT 05602
Seller Lawrence M. Cotnoir and Dolly L. Cotnoir
PO Box
Groton, VT 05046

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing	\$315,437.51
01 Sale Price of Property	\$315,000.00
02 Sale Price of Any Personal Property Included in Sale	

Adjustments for Items Paid by Seller in Advance

03 City/Town Taxes 6/29/18 to 7/1/18	\$24.51
04 County Taxes to	
05 Assessments to	
06 Oil, 140 gallons @ \$2.95	\$413.00

Due from Seller at Closing	\$29,710.00
01 Excess Deposit	\$10,000.00
02 Closing Costs Paid at Closing (J)	\$10.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06 Commission to Heney Realtors	\$9,450.00
07 Commission to Pall Spera	\$9,450.00
08 Seller Credit	
09 Attorney Fees to Field & Field	\$800.00

Adjustments for Items Unpaid by Seller

10 City/Town Taxes to	
11 County Taxes to	
12 Assessments to	

CALCULATION

Total Due to Seller at Closing	\$315,437.51
Total Due from Seller at Closing	\$29,710.00

Cash ☐ From ☒ To Seller \$285,727.51

Contact Information

REAL ESTATE BROKER (B)


Name	Pall Spera Co. Realtors
Address	PO Box 507 Morrisville, VT 05661-0507
ST License ID	083.0001361-BRCH
Contact	Nancy Durand
Contact ST License ID	081.0004212
Email	nancy.durand@pallspera.com
Phone	

REAL ESTATE BROKER (S)

Name	Heney Real Estate
Address	135 Washington St. Barre, VT 05641
ST License ID	083.0090831
Contact	Sammi Norway
Contact ST License ID	082.0106384
Email	sammi@heneyrealtors.com
Phone	

SETTLEMENT AGENT

Name	Paul R. Bowles
Address	129 Pleasant Street Northfield, VT 05663
ST License ID	
Contact	Paul R. Bowles
Contact ST License ID	229
Email	prblaw@trans-video.net
Phone	802-279-0999

 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

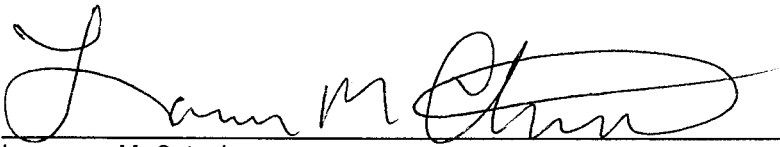
[illegible]

Other Costs

E.	Taxes and Other Government Fees		
01	Recording Fees Deed \$30.00 Mortgage \$140.00	\$10.00	
02	Transfer Taxes to State of VT		
F.	Prepays		
01	Homeowner's Insurance (mo.)		
02	Mortgage Insurance (mo.)		
03	Prepaid Interest (per day from to)		
04	Property Taxes (mo.)		
G.	Initial Escrow Payment at Closing		
01	Homeowner's Insurance for month for mo.		
02	Mortgage Insurance (per month for mo.)		
03	Property Taxes (per month for mo.)		
04	Aggregate Adjustment		
H.	Other		
01	Appraisal Fee Refund to Other		
J.	TOTAL CLOSING COSTS	\$10.00	\$0.00

Confirm Receipt

By signing, you are only confirming that you have received this form.

Seller: 
Lawrence M. Cotnoir Date 6/29/2018

Seller: 
Dolly L. Cotnoir Date 6/29/2018



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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.

TRF24 351-35104 06/23/18
A136CKC
XXXXXXXX6472 OK Deposit
10:26 AM
\$7,450.00