

Sales Summary/Commission Sheet

Listing Information

MLS#: 4697417
1534 South Albany Road
Albany, VT 05875

Buyer's Information

Aaron Malys
16 Foster Street
Montpelier, Vt 05602

Seller's Information

Jeffrey Way & Carolyn Way
1534 S. Albany Road
Albany, Vt 05875

Participant Information

Listing Agent: Nancy Pritchard

Selling Agent: Nancy Pritchard | None |

Office: Pall Spera Company Realtors: Morrisville

Office: Pall Spera Company Realtors: Morrisville

Transaction Information

Sale Price: \$121,500.00
Close Date: 10/04/2018
Commission Rate: 5%
Total Transaction Commission: \$6,075.00

Any Concessions: No
Concessions Amount: \$0.00
Under Deposit w/in 30 Days: No
Amt. Rec'd by PSCO: \$0.00
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

Closing Disclosure

Closing Information

Date Issued 9/28/2018
Closing Date 10/4/2018
Disbursement Date 10/4/2018
Settlement Agent Tarrant, Gillies & Richardson, LLP
File # Malys
Property 1534 South Albany Road
 Albany, VT 05820
Sale Price \$121,500.00

Transaction Information

Borrower Aaron Malys
 16 Foster Street
 Montpelier, VT 05602
Seller Jeffrey Way, Carolyn Oberst Way
 38 Walker Street, 4th Fl.
 New York, NY 10013

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing \$121,500.00
 (1) Sale Price of Property \$121,500.00
 (2) Sale Price of Any Personal Property Included in Sale \$0.00

Adjustments for Items Paid by Seller in Advance

(3) City/Town Taxes to \$0.00
 (4) County Taxes to \$0.00
 (5) Assessments to \$0.00

Due from Seller at Closing \$10,199.21
 (6) Excess Deposit \$2,500.00
 (7) Closing Costs Paid at Closing (J) \$40.12
 (8) Existing Loan(s) Assumed or Taken Subject to \$0.00
 (9) Payoff of First Mortgage Loan \$0.00
 (10) Payoff of Second Mortgage Loan \$0.00
 (11) Green & Loignon Attny Fee \$700.00
 (12) Realtor Commission to Pall Spera \$6,075.00
 (13) Seller Credit \$0.00

Adjustments for Items Unpaid by Seller

(14) City/Town Taxes 01/01/18 to 10/03/18 \$450.76
 (15) County Taxes to \$0.00
 (16) Assessments to \$0.00
 (17) Education Taxes 07/01/18 to 10/04/18 \$433.33

CALCULATION

Total Due to Seller at Closing (M) \$121,500.00
Total Due from Seller at Closing (N) -\$10,199.21
Cash ☐ From ☒ To Seller \$111,300.79

Contact Information

REAL ESTATE BROKER (S)

Name
Address
VT License ID
Contact
Contact VT License ID
Email
Phone

REAL ESTATE BROKER (S)

Name Pall Spera Company Realtors, LLC
Address P.O. Box 507
 Morrisville, VT 05661

VT License ID
Contact Nancy Pritchard
Contact VT License ID
Email nancy.pritchard@pallspera.com
Phone

SETTLEMENT AGENT

Name Tarrant, Gillies & Richardson, LLP
Address 44 E State Street PO Box 1440
 Montpelier, VT 05601-1440
VT License ID
Contact Doreen Palmisano
Contact VT License ID
Email dpalmisano@tgrvt.com
Phone 8022231112



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

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			
09			
10			
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			
09			
10			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees	Deed: Mortgage:	
02			
F. Prepaids			
01	Homeowner's Insurance Premium		
02	Mortgage Insurance Premium		
03	Prepaid Interest		
04	Property Taxes		
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			
09			
10			
11	Aggregate Adjustment	per month for mo.	
H. Other			
01	UPS Overnight Fee	to Tarrant, Gillies & Richardson	\$40.12
02			
03			
04			
05			
06			
07			
08			
09			
10			
J. TOTAL CLOSING COSTS			\$40.12

Addendum to Closing Disclosure

Closing Information

Date Issued	9/28/2018	Closing Date	10/4/2018	Disbursement Date	10/4/2018
File #	Malys	Sale Price	\$121,500.00		

Settlement Agent:

Tarrant, Gillies & Richardson, LLP

Property Information:

Property 1: 1534 South Albany Road Albany, VT 05820

Borrower Information:

Borrower 1: Aaron Malys

16 Foster Street
Montpelier, VT 05602

Seller Information:

Seller 1: Jeffrey Way

38 Walker Street, 4th Fl.
New York, NY 10013

Seller 2: Carolyn Oberst Way

38 Walker Street, 4th Fl.
New York, NY 10013

Seller Signatures

I have carefully reviewed the attached Closing Disclosure form and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and distributions to be made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure form.

Jeffrey Way

9/28/2018
Date

Carolyn Oberst Way

9/28/2018
Date

**TARRANT, GILLIES & RICHARDSON
CLIENT TRUST ACCOUNT**

802-223-1112
44 EAST STATE STREET, P.O. BOX 1440
MONTPELIER, VT 05601

3993



58-7268/2116

DATE 10/4/18

PAY TO THE
ORDER OF

Pall Sperra Realty

ix Thousand Seventy-five Dollars and ⁰⁰/₁₀₀ \$ 6075.00

ORTFIELD SAVINGS BANK
WWW.NSBVT.COM

Way Commission

Gerard R. Tarrant

⑈003993⑈ ⑈211672683⑈ 6050074670⑈

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

DATE 10/9/18

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

CURRENCY <input type="checkbox"/>	COIN <input type="checkbox"/>	LIST CHECKS <input type="checkbox"/>										

Way to Ms/95

PEOPLES UNITED BANK
peoples.com

TOTAL ITEMS 1 \$ 6075.00

⑈5136⑈0600⑈ 6500536472⑈

6075.00

PLEASE ENTER TOTAL HERE



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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:118 351-35104 10/09/18 11:17 AM
A136CKC
XXXXXX6472 CKDPNCHLD \$6,075.00