IANNIELLO ANDERSON, P.C.

ATTORNEYS AND COUNSELORS AT LAW
8 AIRLINE DRIVE, SUITE 101
CLIFTON PARK, NEW YORK 12205
(518) 371-8888
FAX: 371-1755*

STATEMENT OF SALE

Seller: Property: County:	Siva K. Thirumalasetty 33 Whitaker Drive Cohoes, NY 12047 Albany		Buye Date File:		`		aysinh Jhala 24, 2021 58D	a	
Purchase Pric	ee:							\$305,000.00	
CREDITS TO City/Town Ta School Taxes Condo Dues HOA Dues Condo Dues Total Amoun	axes	Annual Amount 1,346.81 2,238.26 119.34 56.15		Amount/Day 3.6899 6.1322 3.9780 1.8717	X	190 6 6 6	days days days days	701.08 36.79 23.87 11.23 93.50 \$305,866.47	
Deposit final water ad	O PURCHASER: lj s to Purchaser:							1,000.00 TBD ———————————————————————————————————	Sidering
Balance Due Seller Expens	Seller: ses per below:							\$304,886.47 -232,541.71	
Net Amount	:							\$72,324.76 + 186.59,	
EXPENSES Albany Coun Ianniello And NBT Bank PAC Abstrac	lerson PC	7: -2 30, 4	25.00 50.00 91.7 1 75.00	230,3	ios	.12		\$72,511.35	•

\$232,541.71

Total Expenses:

Closing Disclosure

Closing Information

Date Issued Closing Date 6/23/2021 6/24/2021

Disbursement Date 6/24/2021

Settlement Agent Capital Closing Company LLC

File# **Property**

COH2103093648 33 Whitaker Drive

Cohoes, NY 12047

Sale Price

\$305,000

Transaction Information

Borrower Digvijay S Jhala

113 Essex Circle Apartment F

Guilderland, NY 12084

Seller Siva Kumar Thirumalasetty

330 Whitaker Drive

Cohoes, NY 12047

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing \$305,866.47 01 Sale Price of Property \$305,000.00 02 Sale Price of Any Personal Property Included in Sale

03 04

05 06 07

08

Adjustments for Items Paid by Seller in Advance

C	9 City/Town Taxes	to	
1	0 County Taxes	to	\$701.08
1	1 Assessments	to	
1	2 School Taxes		\$36.79
1	3 Condo Dues		\$23.87
]	4 HOA Dues		\$11.23
1	5 Condo Credit		\$93.50
_1	6		

Due from Seller at Closing	\$233,541.71
01 Excess Deposit	\$1,000.00
02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to	
04 D	4000 404 74

04 Payoff of First Mortgage Loan \$230,491.71 05 Payoff of Second Mortgage Loan 06 07

08 Seller Credit 09 Ianniello Anderson PC \$750.00 10 Albany County Clerk \$1,225.00 11 PAC Abstract \$75.00 12

13 Adjustments for Items Unpaid by Seller

City/Town Taxes to 15 **County Taxes** to 16 Assessments 17

CALCULATION

18

19

Total Due to Seller at Closing \$305,866,47 Total Due from Seller at Closing -\$233,541.71 Cash ☐ From ☑ To Seller \$72,324.76

Contact Information

REAL ESTATE BROKER (B)

Name **FSBO** Address

NY License ID

Contact

Contact NY License ID

Email Phone

REAL ESTATE BROKER (S)

Name **FSBO** Address

NY License ID

Contact

Contact NY License ID

Email Phone

SETTLEMENT AGENT

Name Capital Closing Company LLC Address 621 Columbia Street Ext Cohoes, NY 12047

NY License ID

Contact Rebecca Hudson

Contact NY License ID

Email rhudson@capitalclosing.com

Phone 518-783-1005

> 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

		Solla	r-Paid
Loan Costs		At Closing	Before Closing
		At Closing	before closing
A. Origination Charges		er state de constitución de la c	1
01 % of Loan Amount (Points)			
02 Application Fees		144	
03 Commitment Fee		n de la companya de l	
04 Insurance Service Fee		***	
05 Master Condo Insurance Coverage		The state of the s	
06		00 of the control of	
07		ORIGINAL STATE OF THE STATE OF	
08			
B. Services Borrower Did Not Shop For		A-margina.	
01 Appraisal Fee	to Soulis & Associates LLC		
02 Tax Service	to Corelogic		
03 Title - Settlement Fee	to Capital Closing Company LLC	i i i i i i i i i i i i i i i i i i i	
04			
05			
06		Laver	
07			
08		California	,
09			
10		outer severe	* *
C. Services Borrower Did Shop For			<u></u>
	to DAC Abstract and Title Complete	Name of the state	}
01 Title - Lender's Title Insurance	to PAC Abstract and Title Services	and the second s	
02		and the second s	
03			
04		The state of the s	
05			
06			
07			
08			
Other Costs			
E. Taxes and Other Government Fees			
	Daniel (270.00) Mantagan (115.00)		The same of the sa
01 Recording Fees	Deed: \$70.00 Mortgage: \$115.00		
02 City/County Tax/Stamps	to Albany County Clrk		
F. Prepaids	불어놓아 하시네네 그는 그렇게 하나 그는 그는	Service Company	1
01 Homeowner's Insurance Premium (12 mo.) to 6	ieico Insurance Agency, Inc.		
02 Mortgage Insurance Premium (mo.)			
03 Prepaid Interest (\$21.62 per day from 6/24/21	to 7/1/21)		
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 Borrower - Attorney Fee	to Caridi Law Firm		1
02 Title - Owner's Title Insurance (optional)	to PAC Abstract and Title Services		
03	to The histiact and Title services		
		Laure Control of the	
04		and	
05		and a contract of the contract	
06			
07		900 **	y
08			1
J. TOTAL CLOSING COSTS			