

Closing Disclosure

Closing Information

Date Issued 01/19/21
Closing Date 01/20/21
Disbursement Date 01/20/21
Settlement Agent Montana Law, PLLC
File # 2020120008
Property 1409 MONTVALE RIDGE DRIVE
 CARY, NC 27519

Sale Price \$ 265,000

Transaction Information

Borrower CARLOS S CATALAHANA and ARLETE CATALAHANA
 114 BRADWYCK DRIVE
 CARY, NC 27513

Seller POYTHRESS CONSTRUCTION COMPANY
 1101 CLASSIC ROAD
 APEX, NC 27539

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 333,388.00
01	Sale Price of Property	\$ 265,000.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04	COMMISSION DRAW	\$ 68,388.00
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes	
10	County Taxes	
11	Assessments	
12		
13		
14		
15		
16		
N. Due from Seller at Closing		\$ 68,698.74
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$ 68,687.36
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	Due Diligence Credit	
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes	
15	County Taxes	01/01/21 to 01/21/21 \$ 11.38
16	Assessments	
17		
18		
19		
CALCULATION		
Total Due to Seller at Closing (M)		\$ 333,388.00
Total Due from Seller at Closing (N)		\$ 68,698.74
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$ 264,689.26

Contact Information

REAL ESTATE BROKER (B)

Name	BETTER HOMES & GARDENS REAL ESTATE GO
Address	2000 REGENCY PARKWAY, SUITE 275 CARY, NC 27518
NC License ID	C29912
Contact	SEBASTIAN GREENE
Contact NC License ID	309061
Email	SGREENE@PARACLREALTY.COM
Phone	(919)624-2848

REAL ESTATE BROKER (S)

Name	COLDWELL BANKER HPW NEW HOMES AND
Address	1001 WADE AVENUE, SUITE 200 RALEIGH, NV 27605
NC License ID	C1232
Contact	LYNDA EDWARDS
Contact NC License ID	111476
Email	LYNDAEDWARDS@HPW.COM
Phone	(919)656-1888

SETTLEMENT AGENT

Name	Montana Law, PLLC
Address	200 Pinner Weald Way, Suite 101 Cary, NC 27513
NC License ID	35781
Contact	Marianna C. Montana, Esq.
Contact NC License ID	35781
Email	dosings@mcmontanalaw.com
Phone	(919)803-1185

Confirm Receipt

POYTHRESS CONSTRUCTION COMPANY, INC.

BY: 
 KEVIN N. POYTHRESS, PRESIDENT

Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
A. Origination Charges		
01 % of Loan Amount (Points)		
02		
03		
04		
05		
B. Services Borrower Did Not Shop For		
01		
02		
03		
04		
05		
06		
C. Services Borrower Did Shop For		
01		
02		
03		
04		
05		
06		
07		
08		

Other Costs				
E. Taxes and Other Government Fees				
01 Recording Fees	Deed:	Mortgage:		
02				
03 Revenue Stamps - State Deed	to CHATHAM County ROD/Simplifile		\$ 530.00	
F. Prepays				
01 Homeowner's Insurance Premium (mo.)				
02 Mortgage Insurance Premium (mo.)				
03 Prepaid Interest (per day from to)				
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 2020 PROP. TAXES INTEREST FEE	to CHATHAM COUNTY REVENUE DE		\$ 4.15	
02 2020 PROPERTY TAXES	to CHATHAM COUNTY REVENUE DE		\$ 207.68	
03				
04 2021 SELLER YEARLY HOA DUES	to MONTVALE SUBDIVISION COMM		\$ 357.53	
05 BUYER AGENT COMMISSION	to BETTER HOMES AND GARDENS F		\$ 28,495.00	
06				
07				
08				
09				
10				
11 LISTING AGENT BONUS COMMISSION-PAID BY SELLE	to COLDWELL BANKER HPW		\$ 1,000.00	
12 LISTING AGENT COMMISSION	to COLDWELL BANKER HPW		\$ 22,796.00	
13 MARKETING FEES	to MONTVALE PARTNERS		\$ 15,097.00	
14				
15				
16 Seller Docs Prep Fee	to Montana Law, PLLC		\$ 200.00	
J. TOTAL CLOSING COSTS			\$ 68,687.36	

Closing Disclosure Form Addendum

Borrower(s):

CARLOS S CATALAHANA and ARLETE CATALAHANA
114 BRADWYCK DRIVE
CARY, NC 27513

Seller(s):

POYTHRESS CONSTRUCTION COMPANY
1101 CLASSIC ROAD
APEX, NC 27539

Lender: REGIONS BANK D/B/A REGIONS MORTGAGE
Settlement Agent: Montana Law, PLLC
(919)803-1185
Settlement Date: January 20, 2021
Property Location: 1409 MONTVALE RIDGE DRIVE
CARY, NC 27519

PAYEE/DESCRIPTION	NOTE/REF NO	LISTING BROKER	SELLING BROKER	OTHER BROKER	TOTAL
COLDWELL BANKER HPW NEW HOME! BETTER HOMES & GARDENS REAL ES MONTVALE PARTNERS					

The following persons, firms or corporations received a portion of the real estate commission amount shown above:

Total	\$ 0.00	\$ 0.00	\$ 0.00	
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Confirm Receipt

POYTHRESS CONSTRUCTION COMPANY, INC.

BY: 
KEVIN N. POYTHRESS, PRESIDENT