

517 Brighton Beach Ave 2nd Floor Brooklyn, NY 11235

Members of the

NY and NJ Bar

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CLOSING STATEMENT

Clients: Riley & Peters Corp (Crispin Adams & Marva Butters-Adams)

Date Closed: 4/19/2024 @ 11AM

Title No: CTC-14062-K-2024

Closing at: 517 Brighton Beach Avenue, 2nd Floor, Brooklyn NY 11235

Seller: Riley & Peters Corp

Purchasers: Tong Jing Zhang & Qing Yan Zheng

Attorney for Purchasers: Yu Xie

Attorney for Seller: Yuriy Moshes

Premises: 780 Nostrand Avenue, Brooklyn, NY 11216

	SETTLEMENT	STATEMENT		
CREDIT TO BUYER		CREDIT TO SELLER		7
Down payment	\$50,000.00	Purchase Price	\$1,320,000.00	
Security	\$5,390.00	RE Tax Credit \$2,437.00/90 x 73days	\$1976.67	
April Rent 4/19-4/30 \$5,390.00/30	\$2,156.00		72070107	
x 12 days.				
TOTAL CREDITS TO BUYER	\$57,546.00	TOTAL CREDITS TO SELLER	\$1,321,976.67	1
		TOTAL CREDITS TO BUYER	\$57,546.00	
		BALANCE TO BE PAID	\$1,264,430.67	
FEES PAID BY		BALANCE PAID FOR BUYERS' BY		
		LENDER		
Legal Fee, Title Clearance,	\$3,850.00	Law Office of Yuriy Moshes as	\$527,577.32	H-45 150
ACRIS/Deed Preparation and		Attorney (Wire we will pay Realtor)		1 43,130
Escrow Fee to Law Office of Yuriy Moshes			(a) ((2 PMT)
Water Escrow	¢4.000.00		0	0,000
	\$1,000.00	Chase (Certified)	\$169,640.55	`
Riley & Peters Corp.	\$45,150.00	Chase (Certified)	\$392,594.15	
		Chase (Certified)	\$107,949.24	
		CTC Connect Title Agency, LLC	\$65,919.41	
		(Escrow)		
		Title Closer (Escrow)	\$750.00	
,				,

We will pay Topnest 66,000.00 from wire received from buyer side, Seller NET Proceeds are \$506,727.32...Include duplicate original Satisfaction for HPD LP in package

CTC Connect Title Agency, LLC

215-15 Northern Blvd., Bayside, NY 11361 • Phone No. 718-952-4660 • Fax No. 718-423-5373

Title No .:

CTC-14062-K-2024

Client:

Yu Xie. Esa.

Applicant:

2011 TQ NOSTRAND LLC

Reference: Premises:

2011 TQ NOSTRAND LLC from Riley & Peters Corp 780 Nostrand Avenue, Brooklyn, NY 11216 Block 1247 Lot 45

Owners: Buyers:

Riley & Peters Corp 2011 TO NOSTRAND LLC E CLOSING INVOICE

Closing Date:

04/19/2024 at 11:00 AM

CHARGE DESCRIPTION	BUYER(S)	SELLER(S)	LENDER(S)	TITLE POLICIES
Policy Premiums	Fee Simple P			
Owners Policy Premium	\$5,395.00			\$1,320,000.
Loan Policy Premium	\$950.00			\$5,395.00)
				Mortgage Pol
Endorsements				(Premium \$9
Loan Environmental Protection Lien NYC	\$50.00			State Special
Loan Waiver of Arbitration Loan	\$50.00			Taxable
Loan Variable Rate (TIRSA-6)	\$50.00			Property Type use
				NOTE: The M
				herein is cald
_				taxable amou
Recording Taxes				tax should be consolidation
Transfer Tax New York State (TP584)		\$5,280.00		notify this Co
Transfer Tax Additional Transfer (Mansion) Tax	\$8,800.44			Closer is Den
Transfer Tax New York City (RPT)		\$34,650.00		 Underwriter:
Mortgage Tax 1st Mortgage	\$24,360.00	\$34,650.00		Title Insuranc
	Ψ24,300.00			+ items are s Tax
Recording Fees		1		Closing Locat
Deed	\$302.00			Cathay Bank
Mortgage	\$117.00			40-14 Main S
Satisfaction of judgment	411100	\$50.00		Flushing, NY
Assignment of Leases & Rents	\$67.00	Ψ30.00		1945
255 Affidavit	\$10.00			3
				e e
Escrows				
Delinquent Taxes including 4th Qtr Tax due 1/1/24		\$19,882.24		
water Charges		\$325.00		
Emergency Repair +		\$234.96		
ECB Violation		\$5,401.36		
ther Charges				
Municipal - Commercial +	\$550.00			
Bankruptcy Search +	\$50.00			
Patriot Search +	\$50.00			

- AND INFORMATION licy for 0 (Premium
- cy for \$870,000.00 (0.00)
- Mansion) Tax 66.67%
- s Commercial mixed
- tgage Tax reported lated at the maximum t. In the event the educed by or exemption please pany
- is Berkowsky
- ld Republic National Company
- oject to NYS Sales
- AOA/ATIMA eet 4th Floor

CTC Connect Title Agency, LLC

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CHARGE DESCRIPTION	BUYER(S)	SELLER(S)	LENDER(S)	
Certificate Of Occupancy +	\$100.00			
Escrow Service Charge	,	\$75.00		
Recording Processing Fee	\$200.00	Ψ13.00		
Delivery Fee/Record & Return	\$90.00			
Name Run +	\$50.00			
Franchise Tax Search +	\$50.00			
Certificate of Good Standing	\$150.00			
Additional Name Run +	\$25.00			
Litigation Searches x 3 +	\$600.00			
New Survey	\$850.00			
Town Fees +	\$51.00			
3rd party closer fee	702.00	\$750.00		
Sales Tax New York City - 8.875%	\$135.43	\$20.85		
OTAL TO CTC Connect Title Agency, LLC	\$43,102.87	\$66,669.41		GRAND TOTAL: \$109,772.28

DISCLOSURE INFORMATION

NOTICE: Title costs for this transaction may include charges for certain services not specified in the state approved Rate Manual and are provided by this Company at the request of your lender or attorney.

For Company Use Only:

CHECK FROM/TO	CHECK NO.	COMPANY PAYMENT	DIDECT DAYMENT
	CHECKITO.	CONFAINT PATINEIN	DIRECT PAYMENT
	TOTAL:		