



LICENSED REAL ESTATE BROKER

TRANSACTION SHEET

Address	6 Edwards Lane, Glen Cove, NY 11542	Date	10/31/2020
SELLER		BUYER	
Name	Mr. Claude Simon/ Administrator of Estate of Vikki Simon	Name	Mr. Andres Rios
Address	71 Tonjes Rd, Callicoon, NY 12723	Address	89-10 35th Ave, Jackson Heights, NY 11542
SSN		SSN	
Email	csimon@fairlane.biz	Email	
Phone		Phone	
SELLER'S ATTORNEY		BUYER'S ATTORNEY	
Name	Darryl Vernon	Name	Ann Marie Barbagallo
Firm	Vernon & Gingsburg, LLP	Firm	
Address	261 Madison Ave, New York, NY 10016	Address	61-18 190th St., Ste 236, Fresh Meadows, NY 11365
Email	dvernon@vgllp.com	Email	Annbarbagallo@hotmail.com
Phone	212-949-7300	Phone	718-454-3655
SELLER'S BROKER		BUYER'S BROKER	
Name	Deresia Williams & Mariana Bekerman	Name	Lisa Lopez
License #		License #	
Brokerage Firm	Bond New York Properties	Brokerage Firm	Century 21 American Homes
Corporate Lic #		Corporate Lic #	
Branch Lic #		Branch Lic #	
Address	810 Seventh Ave, New York, NY 10019	Address	40 Underhill Boulevard Syosset NY 11791
Email	dwilliams@bondnewyork.com / mbekerman@bondnewyo	Email	llopes@c21amhomes.com
Phone	631-805-4565 / 917-209-9480	Phone	516-474-6100
MANAGING AGENT			
Firm	N/A	Address	N/A
Account Executive	N/A	Closing Agent	N/A
Email	NA	Email	N/A
Phone	N/A	Phone	N/A
MISCELLANEOUS INFORMATION			
Property Name			
Purchase Price	\$826,000		
Closing Date	12/31/2020		
% Interest/Shares	N/A		
Maint/Com Charge	NA per Month		
Real Estate Tax	\$14,482.86 per Month		
Flip Tax	N/A	Paid by	
Assessment	N/A		
Inclusions	All appliances and fixtures remain in place		
Exclusions			
Financing or Cash	20% down / 80% financing	Contingent?	Contingent on mortgage financing
Mortgage Lender	Meadwbrook Financial Mortgage Bankers	Phone	516-858-4986
Loan Officer	Mr. Darren Lum	Email	Dlum@mfm bankers.com
Pets	N/A		
Storage	N/A		
Commission	4% Bond New York/ 2% Century 21 American Homes		
Comments	As is sale. In regards to the email sent by buyers attorney, 10/30/2020, repairs to be determined between both buyer and seller counsel.		