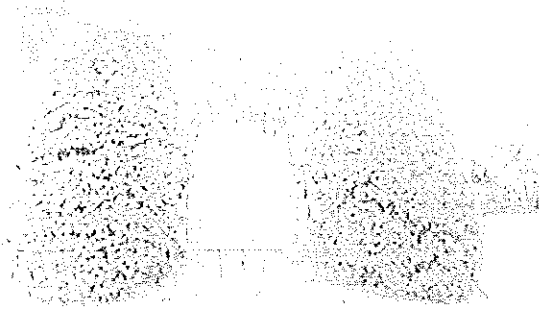


Pru Fox & Roach-Newton
Member Full Report courtesy of: Dale Cosack
9 to 9 of 19 Listings

Office: (215) 860-9300
Office Phone: (215) 860-9300
E-mail: dale@thecosackteam.com

195 Society Pl D1, Newtown, PA 18940

RES STL \$190,000



MLS #: 5422904
MLS Area: 10129
Newtown Twp
County: Bucks
Tax ID #: 29-040-182-011-0D1
Subdiv / Nei: Newtown Grant
School Dist: Council Rock
- **High:** Council R N
- **Middle:**
- **Elem:**

Beds, Baths: 2 1/0
Ownership: Condo-FeeSim
Type: Row/Townhouse
Design: 1-Story
Style: OtherStyle
Basement: N
Age: 21
Int SF: 970/ A
Unit Floor #:
Central Air: Y
Internet: Y / Y

Directions

Route 413 N out of Newtown to right on North to right on Society Place, follow to last right.

Cross Street: North

Map Grid: 7601A3

Other Information

LR/GR: 15 x 14 M **Main BR:** 17 x 11 M
Dining: 10 x 10 M **2nd BR:** 12 x 9 M
Kitchen: 10 x 9 M **3rd BR:**
Family: **4th BR:**

Inclusions: Washer/Dryer (Like New) Refrigerator, All Appliances

Exclusions:

Rooms:
Bath Full: 0M 0U 0L
Bath Part: 0M 0U 0L
Model:
Builder:

Taxes / Yr:

\$2270 / 2008Bik

Assessment: 17480 182-
Lot 011-
0D1

Association Info

Condo / HOA: Y / N

Assc Fee / Freq: \$155.00/M

Lot Information

Acr / SF: 0.00 /

Lot Dim: 0

Land Use: 1013 **Zoning:** CM

Waterfront: N

Utilities: GasHeat, HotAirHeat, GasHotWater, CentralAir, PublicWater, PublicSewer **Parking:** NoGarage, ParkingLot **Exterior:** Sidewalks, StreetLights, VinylExt, Patio, Porch, AssocPool **Bsmt:** NoBasement
Interior: NoFireplace, CeilingFan(s), CableTVWired, NoModifs/Unk, MainFlrLndry **Kit:** FullKit-NoEI, GasCooking, SelfClnOven, BuiltInDishW, Disposal **Assn Inc:** ComAreaMaint, ExtBldgMaint, LawnMaint, SnowRemoval, TrashRemoval, InsuranceFee, SwimFee, TennisCourt **Finance:** ConventnalFi, FHA, VA **Cond:** Average+

Public: *****Back on the Market*****Spectacular first floor condo in Newtown Grant (Society Place) with a private covered front porch in wooded setting. This home is tastefully painted and in move-in condition. Oversized master bedroom has huge walk-in closet. New washer and dryer. Association includes common area maintenance, exterior building maintenance, lawn maintenance, snow removal, trash, insurance fee, swim fee, tennis court and clubhouse all for low monthly fee of \$155. Don't miss out, make your appts today. Bring all offers!!!! **Agent:** As-is. Bank has agreed upon sale price, call listing agent for details.

RE/MAX Advantage

ListAgent: Tamara Worthley

CoListAg:

Show: Call to show. After office hours Call Tamara 215.630.3484 for appts.

Show: CallToShow, ComboLockBox **Poss:** Immediate

RMA-LM (215) 369-3800

60000139 (215) 630-3484

Appt Phone:

SBr: 2.5

BBr: 2.5

TBr: 2.5

OPr: \$199,000

LDt: 09/20/2008

Agmt: ER

Sign: N

BkInt: N

PrExc: N

DVB: N

LBon:

PMP: 134

OMD: 01/31/2009

LMD: 02/27/2009

DOM: 134

Owner: Kurt E Traub

Disclosure:

SellOffice: RE/MAX 2000

SellAgent: John Bianchimano

Financing: FHA

RM2000 (215) 698-2000

60026332 (215) 698-2000

Sell Conces: Y 11,400

Pd: 01/31/2009

LPr: \$190,000

SDt: 02/26/2009

Buyer Settlement Cost Estimate

Property	1105 Society Place	Settlement Date	6/1/2009
Buyer	First Time Home Buyer	Township/Boro	Newtown Twp
Purchase Price	\$190,000.00	Mortgage Amount	\$183,350.00
Down Payment	6,650.00 3.50%	MIP Financed	\$3,208.62
Earnest Deposit	\$3,000.00	Total Financed Amount	\$186,558.62
		Mortgage Term	360 Months
		Interest Rate	5.000%
		Loan Type	FHA

CLOSING COSTS

Mortgage Origination Costs	Other Closing Costs
Mortgage Origination Fee (0.00%)	RE Transfer Tax (1.000%)
Mortgage Discount Fee (0.00%)	Deed & Mtg Recording
Appraisal	Notary Fee
Credit Report	Broker Service Fee
Mortgage Insurance	Homeowners Insurance
Document Preparation Fee	Home Warranty
Underwriting Fee	Home Inspection
Flood Certification	Environmental Inspection
Tax Escrow Service Fee	Termite Inspection
Mortgage Interest to end of month (30 Days)	Attorney Fee
SUB-TOTAL	Seller Credit to Buyer
Title Insurance Costs	
Title Insurance Policy (Basic)	
Policy Endorsements	
Survey	
SUB-TOTAL	SUB-TOTAL
	TOTAL CLOSING COSTS

ACCRUALS & REIMBURSEMENTS

Escrows Required by Lender	Buyer Reimbursements to Seller
RE Tax - County (9 months)	RE Tax - County (6 months 31 days)
RE Tax - Twp/Boro (9 months)	RE Tax - Twp/Boro (6 months 31 days)
RE Tax - School (14 months)	RE Tax - School (0 months 30 days)
Homeowners Ins (2 months)	Condo/HOA Fee (0 months 30 days)
Condo/HOA Fee (2 months)	Other (NONE)
Mortgage Insurance (2 months)	
TOTAL ESCROWS	TOTAL REIMBURSEMENTS

TRANSACTION SUMMARY

Settlement Costs	Balance of Funds Required at Settlement
Closing Costs	Acquisition Cost
Escrows Required by Lender	Earnest Deposit
Buyer Reimbursements to Seller	Purchase Money Mortgage
TOTAL SETTLEMENT COSTS	MIP Financed
	TOTAL ESTIMATED FUNDS
	REQUIRED AT SETTLEMENT
Acquisition Costs	
Purchase Price	Monthly Mortgage Payment (PITI)
Settlement Costs	Principal & Interest
TOTAL ACQUISITION COSTS	RE Taxes
	Homeowners Insurance
	Mortgage Insurance
	Condo/HOA Fee
	ESTIMATED MONTHLY PAYMENT
Funds Required to Purchase	
Down Payment	
Settlement Costs	
MIP Financed	
TOTAL FUNDS NEEDED TO PURCHASE	

The above figures are approximate settlement costs and will be adjusted as of the date of final settlement, if necessary. The estimated monthly payment may be higher or lower because of the mortgage interest rate, type of loan and/or length of term of repayment. Buyer should consult the mortgage lender regarding exact mortgage costs and terms. I (we) acknowledge receipt of a copy of this information.

Buyer _____ Buyer _____
 Date _____ Date _____

DaleCosack dale@thecosackteam.com
 Prudential Fox & Roach Realtors-Newtownri 215-860-9300

Pru Fox & Roach-Newtown
Member Full Report courtesy of: Dale Cosack
13 to 13 of 19 Listings

Office: (215) 860-9300
Office Phone: (215) 860-9300
E-mail: dale@thecosackteam.com

116 Madison Ct, Holland, PA 18966

RES STL \$207,000

MLS #:	5376539	Beds, Baths:	3 1/1
MLS Area:	10131	Ownership:	FeeSimple
	Northampton Twp	Type:	Row/Townhouse
County:	Bucks	Design:	2-Story
Tax ID #:	31-067-022	Style:	AirLite
Subdiv / Nel:	Tapestry	Basement:	Y
School Dist:	Council Rock	Age:	28
- High:		Int SF:	1,469/ A
- Middle:		Unit Floor #:	
- Elem:		Central Air:	Y
		Internet:	Y/Y

Directions

upper holland to liberty
Cross Street: Upper Holland

Map Grid: 7683E3

Rooms

LR/GR: 0 x 0 M **Main BR:** 0 x 0 U
Dining: 0 x 0 M **2nd BR:** 0 x 0 U
Kitchen: 0 x 0 M **3rd BR:** 0 x 0 U
Family: **4th BR:**
Inclusions:
Exclusions:

Other Information

Rooms:
Bath Full: 0M 0U 0L
Bath Part: 0M 0U 0L
Model:
Builder:

Taxes

Taxes / Yr: \$3100 / 2008Blk
Assessment: 23400 **Lot 022**

Association Info

Condo / HOA: N / Y
Assc Fee / Freq: \$175.00/Q

Lot Information

Ac / SF: 0.04 / 1,699 **Land Use:** 1006 **Zoning:** R3
Lot Dim: 20X85 **Waterfront:** N

Utilities: ElectricHeat, HotAirHeat, ElectricHtWt, CentralAir, PublicWater, PublicSewer, 100-150AmpEl
Parking: NoGarage, ParkingLot **Exterior:** Stcco/SimExt, ConcreteFoun, ShingleRoof, Deck, NoPool
Bsmt: FullBasement, FinishedBsmt **Interior:** OneFirePl, StoneFirePl, W/WCarpeting, Foyer/VestEn, NoModifs/Unk,
MainFlrLndry **Kit:** EatInKitchen, ElecCooking, **Assn Inc:** ComAreaMaint **Finance:** ConventnalFi, FHA

Public: TAPESTRY TOWNHOUSE, stone fireplace, finished basement, sale is subject to bank approval , sold in as is

Keller Williams Real Estate-Philadelphia	KELWLMPH	(215) 464-8800	SBr: 2.5	OPr: \$220,000
ListAgent: Deborah Neveil Kresz	194446	(215) 961-1479	BBr: 2.5	LDt: 06/26/2008
CoListAg: George Petrakis	Appointment Phone:	(888) 643-0123	TBr: 1	
Show:				
Poss: Negotiable			Agmt: ER	OMD: 09/01/2008
			Sign: N	DVB: N LMD: 10/30/2008
			BkInt: N	LBon: DOM: 68
			PrExc: N	PMP: 68

Owner: Patrick Cummings

SellOffice: Paparone Realty, LLC	PAPARONE	(215) 354-4454	Pdt: 09/01/2008	LPr: \$220,000
SellAgent: Augustine Vitacolonna	60021540	(215) 354-4454		SDt: 10/29/2008
Financing: Conventional	Sell Conces:	N		

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Buyer Settlement Cost Estimate

Property	156 Madison Ct.	Settlement Date	6/1/2009
Buyer	First Time Home Buyer	Township/Boro	Northampton Twp
Purchase Price	\$218,000.00	Mortgage Amount	\$210,370.00
Down Payment	7,630.00 3.50%	MIP Financed	\$3,681.47
Earnest Deposit	\$3,000.00	Total Financed Amount	\$214,051.47
		Mortgage Term	360 Months
		Interest Rate	5.000%
		Loan Type	FHA

CLOSING COSTS

Mortgage Origination Costs		Other Closing Costs	
Mortgage Origination Fee (0.00%)	0.00	RE Transfer Tax (1.000%)	2,180.00
Mortgage Discount Fee (0.00%)	0.00	Deed & Mtg Recording	120.00
Appraisal	275.00	Notary Fee	35.00
Credit Report	50.00	Broker Service Fee	275.00
Mortgage Insurance	3,681.47	Homeowners Insurance	800.00
Document Preparation Fee	200.00	Home Warranty	0.00
Underwriting Fee	0.00	Home Inspection	385.00
Flood Certification	25.00	Environmental Inspection	150.00
Tax Escrow Service Fee	125.00	Termite Inspection	85.00
Mortgage Interest to end of month (30 Days)	864.53	Attorney Fee	0.00
SUB-TOTAL	\$5,221.00	Seller Credit to Buyer	(11,722.15)
Title Insurance Costs		SUB-TOTAL	\$(7,692.15)
Title Insurance Policy (Basic)	1,448.75	TOTAL CLOSING COSTS	\$(922.40)
Policy Endorsements	100.00		
Survey	0.00		
SUB-TOTAL	\$1,548.75		

ACCRUALS & REIMBURSEMENTS

Escrows Required by Lender		Buyer Reimbursements to Seller	
RE Tax - County (9 months)	385.08	RE Tax - County (6 months 31 days)	301.02
RE Tax - Twp/Boro (9 months)	177.99	RE Tax - Twp/Boro (6 months 31 days)	139.13
RE Tax - School (14 months)	2,877.69	RE Tax - School (0 months 30 days)	202.73
Homeowners Ins (2 months)	133.32	Condo/HOA Fee (0 months 30 days)	64.09
Condo/HOA Fee (2 months)	130.00	Other (NONE)	0.00
Mortgage Insurance (2 months)	192.82		
TOTAL ESCROWS	\$3,896.90	TOTAL REIMBURSEMENTS	\$706.97

TRANSACTION SUMMARY

Settlement Costs		Balance of Funds Required at Settlement	
Closing Costs	(922.40)	Acquisition Cost	221,681.47
Escrows Required by Lender	\$3,896.90	Earnest Deposit	(3,000.00)
Buyer Reimbursements to Seller	706.97	Purchase Money Mortgage	(210,370.00)
TOTAL SETTLEMENT COSTS	\$3,681.47	MIP Financed	(3,681.47)
Acquisition Costs		TOTAL ESTIMATED FUNDS	REQUIRED AT SETTLEMENT
Purchase Price	218,000.00		\$4,630.00
Settlement Costs	3,681.47	Monthly Mortgage Payment (PITI)	
TOTAL ACQUISITION COSTS	\$221,681.47	Principal & Interest	1,149.07
Funds Required to Purchase		RE Taxes	268.11
Down Payment	7,630.00	Homeowners Insurance	66.66
Settlement Costs	3,681.47	Mortgage Insurance	96.41
MIP Financed	(3,681.47)	Condo/HOA Fee	65.00
TOTAL FUNDS NEEDED TO PURCHASE	\$7,630.00	ESTIMATED MONTHLY PAYMENT	\$1,645.25

The above figures are approximate settlement costs and will be adjusted as of the date of final settlement, if necessary. The estimated monthly payment may be higher or lower because of the mortgage interest rate, type of loan and/or length of term of repayment. Buyer should consult the mortgage lender regarding exact mortgage costs and terms. I (we) acknowledge receipt of a copy of this information.

Buyer _____

Buyer _____

Date _____

Date _____

DaleCosack
Prudential Fox & Roach Realtors-Newtown

dale@thecosackteam.com
215-860-9300