



FIDELITY TITLE COMPANY

A Title Insurance Agency • Est. 1987

SAMPLE CLOSING STATEMENT

FTC No: T0-0110

Seller: Thomas and Sandra Seller

Purchaser: Steven and Debra Buyer

Closing Date: 2 / 7 2000
Adjustment Date: 2 / 7 2000 Prorations based on 365
Property Address: 1234 Seller Street

PURCHASER'S STATEMENT:

Sale Price		\$	200,000.00
1999 Winter Taxes 2 / 7 to 11/30	\$	293.47	
0.80 /day x 297 days	\$	238.80	
1999 Summer Taxes 2 / 7 to 6/30	\$	2,604.16	
7.13 /day x 144 days	\$	1,027.39	
RECORD WARRANTY DEED	\$	17.00	
		\$	
	TOTAL CHARGES	\$	201,283.19
CREDITS: Deposit Paid	\$	1,500.00	
		\$	
	TOTAL CREDITS	\$	1,500.00
Balance Due from Purchaser	\$	199,783.19	
LESS: NEW MORTGAGE	\$	190,000.00	
Net Balance Due from Purchaser	\$	9,783.19	

I / We consider the foregoing to be a correct accounting:

Purchaser Purchaser
Steven Buyer Debra Buyer

SELLER'S STATEMENT:

Balance due from Purchaser to Seller	\$	199,783.19	
		\$	
Deposit previously paid broker/seller	\$		
		\$	
	TOTAL FUNDS	\$	199,783.19
DISBURSEMENTS:			
PAYOFF	\$	81,000.00	
Title Policy Premium	\$	850.00	
Revenue Stamps	\$	1,720.00	
RECORD WARRANTY DEED	\$	17.00	
SELLER RECORDING/DISCHARGE	\$	14.00	
DOC PREP FEE	\$	250.00	
OCCUPANCY ESCROW (30 DAYS @ 44.86 PER DAY)	\$	1,345.60	
WATER ESCROW	\$	200.00	
		\$	
	TOTAL DISBURSEMENTS	\$	85,396.60
	NET BALANCE DUE TO SELLER	\$	114,386.59 *

I / We consider the foregoing to be a correct accounting:

Seller Seller
Thomas Seller Sandra Seller

THE PARTIES SHALL PAY ANY SUMS NECESSARY TO CORRECT ANY DISCOVERED ERRORS IN COMPUTATIONS AT ANY TIME. Furnished by FIDELITY TITLE CO.

Commission on Sale \$ * If deposit is paid to Seller
LISTING BROKER:
Percentage:
SELLING BROKER:
Percentage: Less Deposit: