

REAL ESTATE CLOSING STATEMENT

Closing Date: _____
Seller: _____
Buyer: _____
Property Address: _____
County: _____

	A Due Seller	B Credit Buyer
1. Selling Price	_____	<u>XXXXXXXXXXXXXXXXXXXXXX</u>
2. Down Payment	<u>XXXXXXXXXXXXXXXXXXXXXX</u>	_____
3. Mortgages:		
a. Assumed by Buyer	<u>XXXXXXXXXXXXXXXXXXXXXX</u>	_____
b. Assumed by Buyer	<u>XXXXXXXXXXXXXXXXXXXXXX</u>	_____
c. Executed by Buyer to Seller	<u>XXXXXXXXXXXXXXXXXXXXXX</u>	_____
4. Rents, pro-rated	_____	_____
5. Interest, pro-rated	_____	_____
6. Insurance, pro-rated:		
a. Fire	_____	<u>XXXXXXXXXXXXXXXXXXXXXX</u>
b. Other	_____	<u>XXXXXXXXXXXXXXXXXXXXXX</u>
7. Taxes:		
a. Based on _____ days credit to Seller,	_____	<u>XXXXXXXXXXXXXXXXXXXXXX</u>
or		
b. Based on _____ days credit to Buyer	<u>XXXXXXXXXXXXXXXXXXXXXX</u>	_____
8. 20 ____ City Taxes	a. _____	b. _____
9. 20 ____ County Taxes	a. _____	b. _____
10. 20 ____ Personal Property Taxes	a. _____	b. _____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
TOTALS	_____	_____
14. Column A less Column B	_____	<u>XXXXXXXXXXXXXXXXXXXXXX</u>
BALANCE DUE SELLER	_____	_____

SELLER'S EXPENSES OF SALE

15. Abstract/Title Insurance Charges	_____
16. Attorney's Fee	_____
17. Broker's Commission	_____
18. Escrow Fee	_____
19. Documentary Stamps on Deed	_____
20. Intangible Tax on Mortgage	_____
21. Recording Mortgage	_____
22. Survey Charges	_____
23. Mortgage Transfer Fee	_____
24. Recording Corrective Instruments	_____
25. _____	_____
26. _____	_____
TOTAL EXPENSES OF SELLER	_____

BUYER'S EXPENSES OF SALE

27. Abstract/Title Insurance Charges	_____
28. Attorney's Fee	_____
29. Broker's Commission	_____
30. Escrow Fee	_____
31. Documentary Stamps on Note	_____
32. Recording Financing Statements	_____
33. Recording Deed	_____
34. Recording Mortgage	_____
35. Survey Charges	_____
36. Mortgage Transfer Fee	_____
37. _____	_____
38. _____	_____
39. _____	_____
TOTAL EXPENSES OF BUYER	_____

SELLER'S SUMMARY

DOWN PAYMENT (Omit if Paid Seller)	_____
BALANCE DUE SELLER	_____
Sub Total	_____
SELLER'S EXPENSES	_____
NET CASH TO SELLER	_____

BUYER'S SUMMARY

BALANCE DUE SELLER	_____
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BUYER'S EXPENSES
NET CASH DUE FROM BUYER

CLOSING DATA

- A. Taxes and Insurance pro-rated as of _____, 20 ____ .
- B. Taxes based on year 20 ____ , in the amount of \$ _____ .
- C. Abstract/Title Commitment delivered to _____
_____ .
- D. Insurance policies delivered to _____
_____ .
- E. Note, with cancelled stamps, delivered to _____
_____ .

The undersigned Seller acknowledges receipt of "Net Cash" and hereby approves and accepts this Closing Statement as correct this ____ day of _____, 20 ____ .

The undersigned Buyer hereby approves and accepts this Closing Statement as correct this ____ day of _____, 20 ____ .

SELLER

BUYER

Seller's Address:

Buyer's Address:

