

Home Coach

S-2

FACT SITUATION FOR SAMPLE CLOSING STATEMENT EXERCISE FOR *POST 302-CONTRACTS AND CLOSING* (using 365 day calendar)

Settlement date = March 21

- \$272,000 = Sale price (no personal property)
- \$2,847 = Real property taxes- will be paid later in year by the lender
- \$150 = Due Diligence Fee
- \$2,500 = Earnest Money Deposit
- \$212,780 = Seller's Loan payoff
- \$960 = Private Mortgage Insurance premium
- \$742 = Homeowner's Insurance premium
- \$120 = Deed preparation fee
- Excise tax
- \$425 = Survey
- \$38 = Courier fees - overnight to buyer's lender
- \$38 = Courier fees - payoff of sellers' lender
- \$525 = Attorney's Fee
- \$300 = Title Insurance - Lender policy
- \$85 = Title Insurance - Owner Policy
- \$80 = Recording fees: Warranty Deed = \$35; Deed of Trust = \$45
- \$45 = Recording fees: Loan Payoff
- Brokerage commission = 6.5% of sale price to be divided equally between firms
- Financing = 93% conventional 15 year loan with a fixed interest rate of 5.5%; calculate interim mortgage interest
- Loan fees: 1% origination fee, 1 ½ loan discount point to be paid by borrower.
- Lender requires initial escrow reserves at closing as follows: 8 months of taxes, 2 months PMI and 2 months each of homeowner's insurance.
- Pest Inspection = \$65

Expenses Paid By Borrower Before Closing

- Appraisal = \$345
- Credit Report = \$50

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