

Home Coach
S-3

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

Settlement date = October 27

- \$83,700 = Sale price (no personal property)
- \$892 = Real property taxes—have been paid and will be prorated. (for purposes of this exercise, treat the real property taxes to be paid at closing as Other Costs by entering the prorated amount of taxes for each party in Section H on page 1 of the Closing Disclosure Core.)
- \$25 = Due Diligence Fee
- \$850 = Earnest Money Deposit
- \$69,800 = Seller's Loan payoff
- \$675 = Private Mortgage Insurance premium
- \$378 = Homeowner's Insurance premium
- \$90 = Deed preparation fee
- Excise tax
- \$315 = Survey
- \$38 = Courier fees - overnight to buyer's lender
- \$38 = Courier fees - payoff of sellers' lender
- \$325 = Attorney's Fee
- \$225 = Title Insurance - Lender policy
- \$70 = Title Insurance - Owner Policy
- \$40 = Recording fees: Warranty Deed = \$25; Deed of Trust = \$15
- \$25 = Recording fees: Loan Payoff
- Brokerage commission = 6.5% of sale price to be divided equally between firms
- Financing = 95% conventional 30 year loan with a fixed interest rate of 6%; calculate interim mortgage interest
- Loan fees: 1% origination fee, $\frac{3}{4}$ loan discount point to be paid by borrower.
- Lender requires initial escrow reserves at closing as follows: 4 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 = \$60

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