

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SS60-6-16) (Mandatory 1-17)

ESTIMATE

FINAL

CLOSING STATEMENT
 SELLER'S BUYER'S

PROPERTY ADDRESS _____

SELLER _____ BUYER _____

SETTLEMENT DATE _____ DATE OF PRORATION _____

LEGAL DESCRIPTION:

	DEBITS	CREDITS
1. Purchase Price		
2. Deposit (Earnest Money) Paid to: _____		
3. Principal amount of new 1st Loan Payable to: _____		
4. Principal amount of new 2nd Loan Payable to: _____		
5. 1st Loan Payoff to: _____		
6. 2nd Loan Payoff to: _____		
7. Taxes for Preceding Year(s)		
8. Taxes for Current Year		
9. Personal Property Taxes		
10. Transaction Fee		
11. Loan Origination Fee		
12. Loan Discount Fee		
13. Appraisal Fee		
14. Loan Processing Fee		
15. Tax Service Fee		
16. Flood Certification		
17. Loan Document Preparation Fee		
18. Loan Underwriting Fee		
19. Interest on New Loan		
20. Mortgage Insurance Premium/PMI		
21. Premium for New Hazard Insurance		
22. Reserves Deposited With Lender		
22.1. Hazard Insurance Reserve		
22.2. Mortgage Insurance Reserve		
22.3. County Property Tax Reserve		
23. Aggregate Adjustment		

24. Real Estate Closing Fee		
25. Loan Closing Fee		
26. Title Insurance Premium – Owner’s		
27. Owner’s Extended Coverage		
28. Title Insurance Premium – Lender’s Policy		
29. Endorsements:		
30. Certificate of Taxes Due		
31. Overnight Delivery Fee		
32. E-Doc Fee (Loan)		
33. Release Facilitation Fee		
34. Cashier’s Check/Wire Fee		
35. Recording:		
35.1. Warranty Deed		
35.2. Deed of Trust		
35.3. Release		
35.4. Other		
36. Survey		
37. Documentary Fee		
38. Transfer Fee		
39. Sales and Use Tax		
40. HOA – CIC Document Procurement Fee		
41. HOA Transfer/Status Letter Fee		
42. HOA Dues		
43. HOA Working Capital		
44. Water and/or Sewer Escrow		
45. Homeowner Warranty		
46. 2% Colorado Withholding		
47. Foreign Investment in Real Property Tax Act (FIRPTA) – 10%		
48. Propane/Fuel Oil Proration		
49. Rents/Rent Proration		
50. Security Deposits		
51. Seller Concessions		
52. Broker’s Fee		
53. Other:		
Subtotals		
Balance due to/from Seller		
Balance due to/from Buyer		
TOTALS		

APPROVED AND ACCEPTED

I have carefully reviewed this Closing Statement and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of this Closing Statement.

Buyer/Seller _____ Buyer/Seller _____

Brokerage Firm's Name: _____

Broker

