The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SS60-9-08) (Mandatory 1-09)

□ ESTIMATE			□ FINAL				
CLOSING STATEMENT							
	☐ BUYER'S						
PROPERTY ADDRESS							
SELLER							
BUYER							
SETTLEMENT DATE DATE OF PRORATION							
LEGAL DESCRIPTION:							
		D D D V M O	GD DD TO				
		DEBITS	CREDITS				
1. Purchase Price							
2. Deposit (Earnest Money) Paid to							
<ul> <li>3. Principal amount of new 1<sup>st</sup> Loan Payable to</li> <li>4. Principal amount of new 2<sup>nd</sup> Loan Payable to</li> </ul>							
5. 1 <sup>st</sup> Loan Payoff to							
6. 2nd Loan Payoff to							
<ul><li>7. Taxes for Preceding Year(s)</li><li>8. Taxes for Current Year</li></ul>							
Personal Property Taxes     Transaction Fee							
11. Loan Origination Fee							
12. Loan Discount Fee							
13. Appraisal Fee							
14. Appraisal Fee							
15. Loan Processing Fee							
16. Tax Service Fee	<u> </u>						
17. Flood Certification							
18. Loan Document Preparation Fee							
19. Loan Underwriting Fee							
20. Interest on New Loan							
21. Mortgage Insurance Premium/PMI							
22. Premium for new Hazard Insurance							
23. Reserves Deposited With Lender							
23 a. Hazard Insurance Reserve							
23 b. Mortgage Insurance Reserve							
23 c. County Property Tax Reserve							
24. Aggregate Adjustment							

Real Estate Closing Fee

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

## APPROVED AND ACCEPTED

Buyer/Seller	Buyer/Seller	
Buyer/Seller	Buyer/Seller	
Brokerage Firm's Name:		
Broker		