

# Closing Disclosure

## Closing Information

**Date Issued** 08/02/2018  
**Closing Date** 02/13/2020  
**Disbursement Date** 02/13/2020  
**Settlement Agent** Mid-American Title Co.  
**File #** TRID  
**Property** 321 State St  
 Traverse City, MI 49686

**Sale Price** \$552,025

## Summaries of Transactions

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>		<b>\$552,256.87</b>
01	Sale Price of Property	\$552,025.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
<b>Adjustments for Items Paid by Seller in Advance</b>		
09	City/Town Taxes	
10	County Taxes	
11	2019 City Taxes 02/14/20 to 07/01/20	\$231.87
12		
13		
14		
15		
16		
<b>N. Due from Seller at Closing</b>		<b>\$208,916.18</b>
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$40,305.11
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan to Fifth Third Bank	\$164,235.67
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	\$3,500.00
09		
10		
11		
12	2019 Winter Tax to City of Traverse City Treasurer	\$639.04
13		
<b>Adjustments for Items Unpaid by Seller</b>		
14	Est 2020 Summer Tax 01/01/20 to 02/14/20	\$159.54
15	Est 2020 Winter Tax 01/01/20 to 02/14/20	\$76.82
16	Assessments	
17		
18		
19		
<b>CALCULATION</b>		
Total Due to Seller at Closing (M)		\$552,256.87
Total Due from Seller at Closing (N)		-\$208,916.18
<b>Cash</b> <input type="checkbox"/>	<b>From</b> <input checked="" type="checkbox"/>	<b>To Seller</b>
		<b>\$343,340.69</b>

## Transaction Information

**Borrower** Sally Buyer  
 1234 Buyers Street

**Seller** Billy Seller  
 321 State St  
 Traverse City, MI 49686

## Contact Information

### REAL ESTATE BROKER (B)

<b>Name</b>	Turn Key Realty
<b>Address</b>	645 W. Front St Traverse City, MI 49686
<b>MI License ID</b>	
<b>Contact</b>	Aaron Dahl
<b>Contact MI License ID</b>	
<b>Email</b>	aaron.dahl@lmcu.org
<b>Phone</b>	(616)234-6929

### REAL ESTATE BROKER (S)

<b>Name</b>	Great Real Estate
<b>Address</b>	1265 East Bay Hwy Traverse City, MI 49686
<b>MI License ID</b>	
<b>Contact</b>	John Sims
<b>Contact MI License ID</b>	
<b>Email</b>	
<b>Phone</b>	

### SETTLEMENT AGENT

<b>Name</b>	Mid-American Title Co.
<b>Address</b>	424 E. Front St. Traverse City, MI 49686
<b>MI License ID</b>	0009250
<b>Contact</b>	Katie Hoyt
<b>Contact MI License ID</b>	0713608
<b>Email</b>	Katie@mid-americantitle.com
<b>Phone</b>	231-929-1235

# Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
<b>A. Origination Charges</b>		
01 % of Loan Amount (Points)		
02 Origination Fee to ABC Lender		
03 Processing Fee to ABC Lender		
04		
05		
06		
07		
08		
<b>B. Services Borrower Did Not Shop For</b>		
01 Appraisal Fee to ABC Lender Home Appraisal Co.		
02 Credit Report Fee to ABC Lender Credit Plus		
03 Flood Cert Fee to ABC Lender CBC		
04 Tax Service Fee to ABC Lender		
05		
06		
07		
08		
09		
10		
<b>C. Services Borrower Did Shop For</b>		
01 Title - Lender's Title Insurance to Mid-American Title Co.		
02 Title - Settlement or closing fee - Purchaser to Mid-American Title Co.		
03		
04		
05		
06		
07		
08		

**Other Costs**

<b>E. Taxes and Other Government Fees</b>		
	Deed:	Mortgage:
01 Recording Fees - Deed		
02 Recording Fee - Mortgage to Register of Deeds		
03 Transfer Tax to Register of Deeds		\$4,751.50
04		
05		
<b>F. Prepays</b>		
01 Homeowner's Insurance Premium ( mo.)		
02 Mortgage Insurance Premium ( mo.)		
03 Prepaid Interest ( per day from to )		
04 Property Taxes ( mo.)		
05		
<b>G. Initial Escrow Payment at Closing</b>		
01 Homeowner's Insurance		
02 Mortgage Insurance		
03 Property Taxes		
04		
05		
06		
07		
08 Aggregate Adjustment		
<b>H. Other</b>		
01 Administration Fee to Great Real Estate		\$95.00
02 Broker Fee to Turn Key Realty		
03 Commission - Listing Agent to Great Real Estate		\$16,560.75
04 Commission - Selling Agent to Turn Key Realty		\$16,560.75
05 Title - Owner's Title Insurance to Mid-American Title Co.		\$2,087.11
06 Title - Settlement or closing fee - Seller to Mid-American Title Co.		\$250.00
07		
08		
<b>J. TOTAL CLOSING COSTS</b>		\$40,305.11

# Closing Disclosure - Attachment

**Borrower:** Sally Buyer  
1234 Buyers Street

**Seller:** Billy Seller  
321 State St  
Traverse City, MI 49686

**Settlement Agent:** Mid-American Title Co.  
424 E. Front St.  
Traverse City, MI 49686  
(231)929-1235

**Closing Date:** February 13, 2020

**Disbursement Date:** February 13, 2020

**Property Location:** 321 State St  
Traverse City, MI 49686

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<b>Payoffs</b>		<b>Seller</b>	<b>Seller</b>
<b>Payee/Description</b>		<b>Paid at</b>	<b>Paid Before</b>
		<b>Closing</b>	<b>Closing</b>
<b>Seller's Transactions-Due from Seller at Closing</b>			
N.04 Fifth Third Bank			\$164,235.67
Payoff of First Mortgage Loan			
Loan Payoff			
			<u>\$164,235.67</u>
	Total Payoff		<u><u>\$164,235.67</u></u>

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## Confirm Receipt

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\_\_\_\_\_  
Billy Seller

\_\_\_\_\_  
Date