

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SS61-9-08)

WORKSHEET FOR CLOSING STATEMENT

SELLER _____ BUYER _____

PROPERTY ADDRESS _____

SETTLEMENT DATE _____ DATE OF PRORATION _____

LEGAL DESCRIPTION:

	SELLER		BUYER		BROKER	
	Debit	Credit	Debit	Credit	Debit	Credit
1. Purchase Price						
2. Deposit (Earnest Money) Paid to						
3. Principal amount of new 1 st Loan Payable to						
4. Principal amount of new 2 nd Loan Payable to						
5. 1 st 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. Appraisal Fee						
15. Loan Processing Fee						
16. Tax Service Fee						
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						
25. 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:						
36 a. Warranty Deed						
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						
Balance due to/from Seller						
Balance due to/from Buyer						
TOTALS						