Seller Closing Disclosure

Closing Information

Date Issued	00/00/00
Closing Date	03/27/20
Disbursement Date	03/27/20
Settlement Agent	TitleQuest of Hampton Roads, LLC
File #	JTESTHR
Property	123 Anyplace Lane Chesapeake, VA 23320
Sale Price	$ 263,000.00

Transaction Information

Borrower	John Smith and Jane Smith 456 Someplace Lane Chesapeake, VA 23320
Seller	Ben Jones Sarah Jones 431 Anywhere Road Chesapeake, VA 23320

Summaries of Transactions

SELLER'S TRANSACTION			
M. Due to Seller at Closing			**$ 263,152.73**
01	Sale Price of Property		$ 263,000.00
02	Sale Price of Any Personal Property Included in Sale		
03			
04			
05			
06			
07			
08			
Adjustments for Items Paid by Seller in Advance			
09	City Taxes	03/27/20 to 07/01/20	$ 129.47
10	Storm Water Fee	03/27/20 to 07/01/20	$ 23.26
11	H.O. Dues		
12			
13			
14			
15			
16			
N. Due from Seller at Closing			**$ 235,445.57**
01	Excess Deposit		
02	Closing Costs Paid at Closing (J)		$ 17,418.45
03	Existing Loan(s) Assumed or Taken Subject to		
04	Payoff of First Mortgage Loan	Loan 1521161461	$ 212,027.12
05	Payoff of Second Mortgage Loan		
06			
07			
08	Seller Credit		$ 6,000.00
09			
10			
11			
12			
13			
Adjustments for Items Unpaid by Seller			
14	City Taxes		
15	Storm Water Fee		
16	H.O. Dues		
17			
18			
19			

CALCULATION	
Total Due to Seller at Closing (M)	$ 263,152.73
Total Due from Seller at Closing (N)	- $ 235,445.57
Cash ☐ **From** ☒ **To Seller**	**$ 27,707.16**

Contact Information

REAL ESTATE BROKER (B)	
Name	Home Central
Address	321 Home Lane Chesapeake, VA 23320
VA License ID	
Contact	Mark Jones
Contact VA License ID	
Email	
Phone	

REAL ESTATE BROKER (S)	
Name	Best Realty
Address	123 Realty Drive Chesapeake, VA 23320
VA License ID	
Contact	Joe Smith
Contact VA License ID	
Email	
Phone	

SETTLEMENT AGENT	
Name	TitleQuest of Hampton Roads, LLC
Address	828 Greenbrier Pkwy, Suite 100 Chesapeake, VA 23320
VA License ID	
Contact	Sarah Jones
Contact VA License ID	
Email	info@titlequest.net
Phone	(757)962-9844

Confirm Receipt

Ben Jones

Sarah Jones

Closing Cost Details

Loan Costs		Seller-Paid At Closing	Seller-Paid Before Closing
A. Origination Charges			
01 % of Loan Amount (Points)			
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03 Final Appraisal Inspection Fee	to ABC Bank	$ 150.00	
04			
05			
06			
07			
08			
09			
10			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
11			
12			
13			
14			
15			
16			

Other Costs

E. Taxes and Other Government Fees		
01 Govt Recording Charges	Deed: Mortgage:	
02		
03		
04		
05 E-Recording Fee	to Simplifile	$ 5.00
06 Grantors Tax	to Clerk of Circuit Court	$ 263.00
07		
08		
09		
10		
11		
12		
13		
14		
15		
F. Prepaids		
01 Homeowner's Insurance Premium (mo.)		
02 Mortgage Insurance Premium (mo.)		
03 Prepaid Interest (per day from to)		
04 Property Taxes	to City Treasurer Chesapeake (mo.)	$ 616.35
05 Stormwater Fees	to City of Chesapeake (mo.)	$ 44.10
G. Initial Escrow Payment at Closing		
01 Homeowner's Insurance	per month for mo.	
02 Mortgage Insurance	per month for mo.	
03 Property Taxes	per month for mo.	
04		
05		
06		
07		
08 Aggregate Adjustment		
H. Other		
01 Commission	to Best Realty	$ 7,890.00
02 Commission	to Home Central	$ 7,890.00
03 Seller- Deed Prep	to Attorney Office	$ 75.00
04 Seller- Proceeds Overnight or Wire Fee	to TitleQuest of Hampton Roads, LL	$ 30.00
05 Seller- Settlement Fee	to TitleQuest of Hampton Roads	$ 300.00
06 Seller; Mtg Payoff Overnight Fee	to TitleQuest of Hampton Roads, LL	$ 30.00
07 Termite Inspection Fee	to Termite Company	$ 125.00
08		
09		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
J. TOTAL CLOSING COSTS		$ 17,418.45

Closing Disclosure Form Addendum

Borrower(s):

John Smith and Jane Smith
456 Someplace Lane
Chesapeake, VA 23320

Seller(s):

Ben Jones Sarah Jones
431 Anywhere Road
Chesapeake, VA 23320

Lender: ABC Bank
Settlement Agent: TitleQuest of Hampton Roads, LLC
(757)962-9844
Settlement Date: March 27, 2020
Property Location: 123 Anyplace Lane
Chesapeake, VA 23320

Additional Disbursements **Payee/Description**	**Seller-Paid** **At Closing**	**Before Closing**

Payoffs **Payee/Description**	**Seller-Paid** **At Closing**	**Before Closing**
TowneBank	$ 212,027.12	

Payoff of First Mortgage Loan Re: Loan 1521161461
Loan Payoff $ 247,804.02 As of 04/03/20
Including additional interest for -7 Days @ 22.310000 Per Diem/Day Plus 10 Extra Days

PAYEE/DESCRIPTION	**NOTE/REF NO**	**LISTING BROKER**	**SELLING BROKER**	**OTHER BROKER**	**TOTAL**
Best Realty		$ 7,890.00			
Home Central			$ 7,890.00		
The following persons, firms or corporations received a portion of the real estate commission amount shown above:					
	Total	**$ 0.00**	**$ 0.00**	**$ 0.00**	

Confirm Receipt

Ben Jones

Sarah Jones