

FIDELITY NATIONAL TITLE COMPANY

9737 Wadsworth Pkwy, Suite G100, Westminster, CO 80021

Phone: (303) 422-0238 Fax: (303) 431-0420

Sellers Closing Statement FINAL

Escrow No: F0465322 - 140 GL Close Date: 04/15/2014 Proration Date: 04/15/2014 Date Prepared: 04/15/2014

Buyer(s)/Borrower(s): [REDACTED]

Seller(s): [REDACTED]

Property: [REDACTED]
Denver, CO 80238-3048

Brief Legal: STAPLETON FLG 24 BLK [REDACTED] PTDN L [REDACTED] DAF COM NE COR L 17 TH W 37FT TO PC [REDACTED] S 70FT W 42FT N 48FT C/I

Debit column shows all your expenses

Description	Debit	Credit
TOTAL CONSIDERATION:		
Contract Sales Price		339,000.00
PAYOFFS:		
Payoff to Wells Fargo Home Mortgage	235,272.81	
Principal balance	234,285.69	
interest as of 4/18/14	951.12	
recording costs	26.00	
fax fee	10.00	
ESCROW CHARGES		
Escrow Fee to Fidelity National Title Company	7 150.00	
TITLE CHARGES:		
SB100 to Fidelity National Title Company	75.00	
RECORDING FEES:		
State Tax Stamps to SIMPLFILE		
ADDITIONAL CHARGES:		
Wastewater 1/21/14-1/20/15 to Denver Wastewater (Seller POC 51.15)		
1st half 2013 taxes to Denver County Treasurer (Seller POC 1,524.68)	2 1,524.68	
2nd half 2013 taxes to Denver County Treasurer	275.00	6
HOA Record Change Fee to MSI, Inc (200.00)	40.00	
HOA Dues April to Master Community Assoc, Inc	(507.00)	
HOA Working Capital to Stapleton Paired Homes Assoc, No 1	169.00	
HOA Dues April to Stapleton Paired Homes Assoc, No 1		
PRORATIONS AND ADJUSTMENTS:		
Wastewater from 04/15/2014 to 01/22/2015 based on the Annual amount of \$50.18		38.77
HOA Master from 04/15/2014 to 05/01/2014 based on the Monthly amount of \$40.00	5	21.33
HOA Paired from 04/15/2014 to 05/01/2014 based on the Monthly amount of \$169.00	3	90.13
seller concession	3,250.00	
Seller Paid Owners Policy	998.00	4
County Taxes from 01/01/2014 to 04/15/2014 based on the Annual amount of \$3,049.34	2 868.85	
COMMISSIONS:		
Commission	1 14,577.00	
\$5,085.00 to Synergy Real Estate Team, Inc		
\$9,492.00 to Kentwood Cherry Creek		
Sub Totals	256,493.34	339,150.23
Proceeds Due Seller	82,656.89	
Totals	339,150.23	339,150.23

APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

[REDACTED]

[REDACTED]