

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$132,394	\$88,908.63	YES •See Total Loan Costs (D) and See Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$473.00	YES •You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$1,266,000	\$1,280,000.00	YES •You Increased this payment see details in Section (K)
Deposit	-\$633,000	-\$633,000.00	NO
Funds for Borrower	-\$0	\$0	NO
Seller Credits	\$0	-\$6,000.00	YES •See Seller-Paid column on page 2 and Seller Credits in Section L
Adjustments and Other Credits	\$0	-\$42,563.72	YES •See details in Sections (K) and (L)
Cash to Close	\$765,394	\$686,871.91	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

SELLER'S TRANSACTION

K. Due from Borrower at Closing	\$6,368,435.63
01 Sale Price of Property	\$6,280,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$88,435.63
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11	
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$5,681,563.72
01 Deposit	\$633,000.00
02 Loan Amount	\$5,000,000.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	\$6,000.00
Other Credits	
06 Title-Owner's Title Insurance Credit	\$17,955.00
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes 01/01/20 to 08/04/20	\$24,608.72
14 Assessments to	
15	
16	
17	
CALCULATION	
Total Due from Borrower at Closing (K)	\$6,368,435.63
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$5,681,563.72
Cash to Close ☒ From ☐ To Borrower	\$686,871.91

M. Due to Seller at Closing	\$6,280,000.00
01 Sale Price of Property	\$6,280,000.00
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/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$3,256,323.91
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$345,175.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	\$2,431,024.19
05 Payoff of Second Mortgage Loan	
06 Escrow Holdback Per Contract	\$100,000.00
07 Escrow Holdback-Generator/Projector/Blinds	\$113,750.00
08 Seller Credit	\$6,000.00
09 Escrow Holdback - Wriez Design & Construction	\$85,766.00
10 Final Draw - Wriez Design & Construction	\$150,000.00
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes 01/01/20 to 08/04/20	\$24,608.72
16 Assessments to	
17	
18	
19	
CALCULATION	
Total Due to Seller at Closing (M)	\$6,280,000.00
Total Due from Seller at Closing (N)	-\$3,256,323.91
Cash ☐ From ☒ To Seller	\$3,023,676.09