

SAMPLE

File #:	CRES-23-003S	Property	1212 ABC Drive Roanoke, VA 24018	Settlement Date	03/10/2023
Prepared:	03/09/2023			Disbursement Date	03/10/2023
Escrow Officer:	Kim Kronau	Buyer	John Doe and Jane Doe 1212 ABC Drive Roanoke, VA 24018		
		Seller	Mark Smith and Mary Smith 1000 Oak Avenue Roanoke, VA 24018		
		Lender	Lending Bank 1 Oak Avenue Richmond, VA 23224		

Description	Seller	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$340,000.00
Prorations/Adjustments		
City/Town Taxes to 05/03/2023	\$250.00	
Loan Charges		
Settlement Fee to Covenant Real Estate Services	\$250.00	
Payoffs/Payments		
Payoff to Wells Fargo Home Mortgage	\$130,025.00	
Government Recording and Transfer Charges		
Grantor Tax (County Deed Taxes) to Clerk of the Circuit Court Roanoke County	\$170.00	
Grantor Tax (State Deed Taxes) to Clerk of the Circuit Court Roanoke County	\$170.00	
Commissions		
Listing Agent Commission to MKB Realtors	\$10,200.00	
Selling Agent Commission to Long & Foster	\$10,200.00	
Miscellaneous Charges		
Overnight/Wire Payoff to Covenant Real Estate Services	\$35.00	
	Debit	Credit
Subtotals	\$151,300.00	\$340,000.00
Due to Seller	\$188,700.00	
Totals	\$340,000.00	\$340,000.00

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Covenant Real Estate Services to cause the funds to be disbursed in accordance with this statement.

Mark Smith

Date

Mary Smith

Date