

# Closing Disclosure

## Closing Information

Date Issued  
Closing Date 03/10/2023  
Disbursement Date 03/10/2023  
Settlement Agent Covenant Real Estate Services  
File # CRES-23-003S  
Property 1212 ABC Drive  
Roanoke, VA 24018  
Sale Price \$340,000.00

## Transaction Information

Borrower John Doe and Jane Doe  
1212 ABV Drive  
Roanoke, VA 24018  
Seller Mark Smith and Mary Smith  
1000 Oak Avenue  
Roanoke, VA 24018  
Lender Lending Bank

**SAMPLE**

## Summaries of Transactions

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$340,000.00</b>
01 Sale Price of Property	\$340,000.00
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	
10 County Taxes	
11 Assessments	
12	
13	
14	
15	
16	

<b>N. Due from Seller at Closing</b>	<b>\$151,300.00</b>
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01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$21,025.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan to Payoff Bank	\$130,025.00
05 Payoff of Second Mortgage Loan	

06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	

### Adjustments for Items Unpaid by Seller

14 City/Town Taxes		
15 County Taxes	01/01/23 to 03/10/23	\$250.00
16 Assessments		
17		
18		
19		

### Calculation

Total Due to Seller at Closing (M)	\$340,000.00
Total Due from Seller at Closing (N)	-\$151,300.00

Cash to Close  From  To Seller \$188,700.00

## Contact Information

### Real Estate Broker (B)

Name	Selling Agency
Address	1011 First Avenue Roanoke, VA 24018
ST License ID	0226010000
Contact	Sue Jones
Contact ST License ID	0225010000
Email	sjones@agency.com
Phone	(540) 123-4567

### Real Estate Broker (S)

Name	Buying Agency
Address	1010 Second Street Roanoke, VA 24153
ST License ID	0226020000
Contact	David Brown
Contact ST License ID	0225220000
Email	dbrown@agency.com
Phone	(540) 999-8765

### Settlement Agency

Name	Covenant Real Estate Services
Address	3906 Electric Road Roanoke, VA 24018
ST License ID	137445
Contact	Kim Kronau
Contact ST License ID	137445
Email	kim@covenantreal.com
Phone	(540) 404-3213



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

# Closing Cost Details

LOAN COSTS	Seller Paid	
	At Closing	Before Closing
<b>A. Origination Charges</b>		
01 0% of Loan Amount (Points)		
<b>B. Services Borrower Did Not Shop For</b>		
01		
02		
03		
04		
05		
06		
07		
<b>C. Services Borrower Did Shop For</b>		
01 Settlement Fee to Covenant Real Estate Services	\$250.00	
02		
03		
04		
05		
06		
07		
08		
<b>OTHER COSTS</b>		
<b>E. Taxes and Other Government Fees</b>		
01 Recording Fees Deed: Mortgage:		
02 Grantor Tax (County Deed Taxes) to Clerk of the Circuit Court Roanoke County	\$170.00	
03 Grantor Tax (State Deed Taxes) to Clerk of the Circuit Court Roanoke County	\$170.00	
04		
05		
06		
07		
08		
<b>F. Prepays</b>		
01 Homeowner's Insurance Premium		
02 Mortgage Insurance Premium		
03 Prepaid Interest		
04 Property Taxes		
05		
<b>G. Initial Escrow Payment at Closing</b>		
01 Homeowner's insurance		
02 Mortgage insurance		
03 Property taxes		
04		
05		
06		
07		
08		
<b>H. Other</b>		
01 Overnight/Wire Payoff to Covenant Real Estate Services	\$35.00	
02 Selling Agent Commission to Selling Agency	\$10,200.00	
03 Listing Agent Commission to Buying Agency	\$10,200.00	
04		
05		
06		
07		
08		
<b>J. TOTAL CLOSING COSTS</b>	<b>\$21,025.00</b>	

\_\_\_\_\_  
**Mark Smith**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Mary Smith**

\_\_\_\_\_  
**Date**