

CLOSING STATEMENT

Closing Date: February 13, 2015

Seller: [REDACTED]

Buyer: [REDACTED]

Property Address:

[REDACTED] Pittsford, NY 14534

CREDITS TO SELLER:

PURCHASE PRICE	\$	470,000.00	
2015 COUNTY TAX \$5,352.70			
adj. 321 days	\$	4,707.44	
2014-2015 SCHOOL TAX \$10,053.63			
adj. 137 days	\$	3,773.55	
TOTAL AMOUNT DUE TO SELLER			\$ 478,480.99

CREDITS TO PURCHASER:

DEPOSIT	\$	5,000.00	
LESS TOTAL CREDITS TO BUYER			\$ 5,000.00
BALANCE DUE SELLER			\$ 473,480.99

SELLER'S EXPENSES:

Transfer tax	\$	1,880.00	
Transfer tax affidavit	\$	5.00	
Abstract Redate: First American	\$	350.00	
Survey Map: Bruce Fries, PLS	\$	400.00	
Attorney fee: William J. Creary, Jr., Esq.	\$	100.00	
Overnight/Wire/Disbursements	\$	125.00	
Balance of Commission	\$	9,100.00	
Mortgage Payoff: [REDACTED]	\$	172,055.67	
HELOC Payoff: [REDACTED]	\$	26,319.52	
LESS TOTAL EXPENSES			\$ 210,335.19

NET PROCEEDS TO SELLER			\$ 263,145.80
------------------------	--	--	---------------