

Pioneer Title Company of Kootenai County (208) 664-8254

Buyer's Closing Statement

Buyer(s)	Ian Caldwell Stephanie Caldwell		
Seller(s)	Mattie W. Jorgensen		
Lender	Metlife Home Loans, 111 W. North River Dr., Suite 206, Spokane, WA 99201		
Property	9816 W. Hidden Valley Rd., Rathdrum, ID 83858		
Closing date	2/14/2011	Proration date	2/14/2011
Bank	4 - Mountain West Bank		
Escrow Unit	1 - Pioneer Title Company of Kootenai County		
Escrow Officer	Peggy Canas		

	Debit	Credit
Contract Sales Price	252,000.00	
New Loan:		
Principal amount of new loan(s) from Metlife Home Loans.....		201,600.00
Deposits:		
Deposit or earnest money Ian Caldwell.....		1,000.00
Prorations:		
Solid Waste fee		
From 2/14/2011 to 7/1/2011 @ \$0.2500/day.....	34.91	
County taxes		
From 7/1/2010 to 2/14/2011 @ \$4.1700/day.....		950.92
Other Adjustments:		
Owners Policy of Title Insurance		1,061.00
Cr. towards buyer's closing costs		3,000.00
New Loan Charges:		
Our origination charge to Metlife Home Loans.....	551.95	
Appraisal fee to Yvonne Titus.....	400.00	
Credit Report to Total Credit Service.....	20.00	
Interest Charges:		
Daily interest charges to Metlife Home Loans		
From 2/14/2011 to 3/1/2011 @ \$27.30000/day.....	409.50	
Premiums:		
Homeowner's insurance to American National Prop. and Cas. Co.		
for 1 year.....	264.00	
Impounds/Reserves:		
Homeowner's insurance to Metlife Home Loans.....	44.00	
County property taxes to Metlife Home Loans.....	538.44	
Aggregate Adjustment to Metlife Home Loans.....		88.01
Title Charges:		
Settlement or closing fee to Pioneer Title Company of Kootenai County.....	395.50	
Owner's title insurance to Pioneer Title Company of Kootenai County		
Liability amount \$252,000.00.....	1,061.00	
Lender's title insurance to Pioneer Title Company of Kootenai County		
Liability amount \$201,600.00.....	351.90	
Endorsements to Pioneer Title Company of Kootenai County.....	50.00	
Federal Express to Pioneer Title Company of Kootenai County.....	28.00	
Recording Fees/Transfer Charges:		
Deed/Mortgage/Release to Pioneer Title Company of Kootenai County.....	61.00	
Additional Charges:		
Flood Certification to TMS.....	90.00	
Flood Certification to Federal Flood.....	26.00	
Subtotal:	256,326.20	207,699.93
Balance due from Buyer:		48,626.27
Totals:	256,326.20	256,326.20