

# Closing Disclosure

## Closing Information

**Date Issued** 06/20/16  
**Closing Date** 06/28/16  
**Disbursement Date** 06/20/16  
**Settlement Agent** TitleCo Title Agency, LLC  
**File #** 2016050031  
**Property** 4247 Brookway Lane  
 Brooklyn, OH 44144

**Sale Price** \$ 109,000.00

## Transaction Information

**Borrower** Richard J. Greenwood  
 4595 E. 104th Street  
 Garfield Heights, Ohio 44125  
**Seller** James Gottschling  
 4247 Brokkway Lane  
 Brooklyn, Ohio 44144

## Summaries of Transactions

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>		<b>\$ 109,000.00</b>
01	Sale Price of Property	\$ 109,000.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
<b>Adjustments for Items Paid by Seller in Advance</b>		
09	City/Town Taxes	
10	County Taxes	
11	Assessments	
12		
13		
14		
15		
16		
<b>N. Due from Seller at Closing</b>		<b>\$ 91,434.65</b>
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$ 7,355.50
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan as of 6/20/2016	\$ 80,205.05
05	Payoff of Second Mortgage Loan	
06		
07	Pay LH2015 Taxes	\$ 1,164.35
08	Seller Credit	\$ 1,008.00
09	Title Premium Adjust	\$ 313.75
10		
11	Water and Sewer Hold	\$ 300.00
12		
13		
<b>Adjustments for Items Unpaid by Seller</b>		
14	City/Town Taxes	
15	County Taxes 01/01/16 to 06/20/16	\$ 1,088.00
16	Assessments	
17		
18		
19		
<b>CALCULATION</b>		
Total Due to Seller at Closing (M)		\$ 109,000.00
Total Due from Seller at Closing (N)		- \$ 91,434.65
<b>Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller</b>		<b>\$ 17,565.35</b>

## Contact Information

### REAL ESTATE BROKER (B)

<b>Name</b>	SRS Realty
<b>Address</b>	7660 S.O.M. Center Road Solon, Ohio 44139
<b>OH License ID</b>	9831
<b>Contact</b>	James Baisden
<b>Contact OH License ID</b>	419154
<b>Email</b>	
<b>Phone</b>	(216)210-9800

### REAL ESTATE BROKER (S)

<b>Name</b>	Realty Trust Services
<b>Address</b>	29550 Detroit Road, suite 102 Westlake, Ohio 44145
<b>OH License ID</b>	9165
<b>Contact</b>	Christopher Kaylor
<b>Contact OH License ID</b>	2011003065
<b>Email</b>	chriskaylor@gmail.com
<b>Phone</b>	(330)840-1073

### SETTLEMENT AGENT

<b>Name</b>	TitleCo Title Agency, LLC
<b>Address</b>	7281 Pearl Road Middleburg Hts, Ohio 44130
<b>OH License ID</b>	700
<b>Contact</b>	Brittney Thellmann
<b>Contact OH License ID</b>	
<b>Email</b>	Service@titlecotitle.com
<b>Phone</b>	(440)239-1540

## Confirm Receipt

James Gottschling

# Closing Cost Details

Loan Costs				Seller-Paid	
				At Closing	Before Closing
<b>A. Origination Charges</b>					
01	% of Loan Amount (Points)				
02	Administration Fee	to Caliber Home Loans, Inc.		\$ 899.00	
03					
04					
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>					
01					
02					
03					
04					
05	Tax Service Fee	to Corelogic		\$ 90.00	
06					
07					
08	Title - Attorney Fee	to John W. Gold, Attorney	Deed Prep	\$ 100.00	
09	Title - Closing Protection Letter	to WestCore Land Title	CPL	\$ 55.00	
10	Title - Closing/Settlement/Attorney fee	to TitleCo Title Agency, LLC		\$ 275.00	
11					
12	Title - Examination	to TitleCo Title Agency, LLC		\$ 325.00	
13					
14					
15					
16	Title - Wire Fee	to Fifth Third Bank		\$ 25.00	
17					
18					
<b>C. Services Borrower Did Shop For</b>					
01					
02					
03					
04					
05					
06					
07					
08					
09					
10					
11					

**Other Costs**

<b>E. Taxes and Other Government Fees</b>				
01 Recording Fees/ Deed	Deed:	Mortgage:		
02				
03 Transferr Fee	to Cuyahoga County Recorder		\$ 436.50	
<b>F. Prepaids</b>				
01 Homeowner's Insurance Premium ( mo.)				
02 Mortgage Insurance Premium ( mo.)				
03 Prepaid Interest ( per day from to )				
04 Property Taxes ( mo.)				
05				
<b>G. Initial Escrow Payment at Closing</b>				
01 Homeowner's Insurance		per month for mo.		
02 Mortgage Insurance		per month for mo.		
03 Property Taxes		per month for mo.		
04				
05				
06				
07				
08 Aggregate Adjustment				
<b>H. Other</b>				
01 Commission	to SRS Realty		\$ 2,970.00	
02 Commission	to Realty Trust Services		\$ 2,180.00	
03				
04				
05				
06				
07				
08				
09				
<b>J. TOTAL CLOSING COSTS</b>			\$ 7,355.50	

# Closing Disclosure Form Addendum

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**Borrower(s):**

Richard J. Greenwood  
4595 E. 104th Street  
Garfield Heights, Ohio 44125

**Seller(s):**

James Gottschling  
4247 Brokkway Lane  
Brooklyn, Ohio 44144

**Lender:** Caliber Home Loans, Inc.

**Settlement Agent:** TitleCo Title Agency, LLC  
(440)239-1540

**Settlement Date:** June 28, 2016

**Disbursement Date:** June 20, 2016

**Property Location:** 4247 Brookway Lane  
Brooklyn, OH 44144

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<b>Payoffs</b> <b>Payee/Description</b>	<b>Seller-Paid</b>	
	<b>At Closing</b>	<b>Before Closing</b>
Ditech Financial LLC Payoff of First Mortgage Loan		\$ 80,205.05
	Re: as of 6/20/2016	

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**Confirm Receipt**

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James Gottschling

**ACKNOWLEDGMENT OF RECEIPT OF CLOSING DISCLOSURE**

**Borrower(s):**

Richard J. Greenwood

**Seller(s):**

James Gottschling

**Lender:** Caliber Home Loans, Inc.

**Settlement Agent:** TitleCo Title Agency, LLC  
(440)239-1540

**Settlement Date:** June 28, 2016

**Disbursement Date:** June 20, 2016

**Property Location:** 4247 Brookway Lane  
Brooklyn, OH 44144

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I have carefully reviewed the Closing Disclosure form and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Closing Disclosure form.

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Richard J. Greenwood

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James Gottschling

To the best of my knowledge, the Closing Disclosure form is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

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TitleCo Title Agency, LLC  
Settlement Agent

**TitleCo Title Agency, LLC  
 ALTA Universal ID  
 7281 Pearl Road  
 Middleburg Hts, Ohio 44130**

**File No./Escrow No.:** 2016050031  
**Print Date & Time:** June 17, 2016 at 08:09 PM  
**Officer/Escrow Officer:**  
**Settlement Location:**

**Property Address:** 4247 Brookway Lane  
 Brooklyn, OH 44144

**Buyer:** Richard J. Greenwood  
**Seller:** James Gottschling  
**Lender:** Caliber Home Loans, Inc.  
**Settlement Date:** June 28, 2016  
**Disbursement Date:** June 20, 2016

Description	Debit	Seller	Credit
<b>Financial</b>			
Sale Price of Property			\$ 109,000.00
Seller Credit	\$ 1,008.00		
<b>Prorations/Adjustments</b>			
Title Premium Adjust	\$ 313.75		
County Taxes 01/01/16 to 06/20/16	\$ 1,088.00		
<b>Loan Charges to Caliber Home Loans, Inc.</b>			
Administration Fee	\$ 899.00		
<b>Other Loan Charges</b>			
Tax Service Fee to Corelogic	\$ 90.00		
<b>Impounds</b>			
<b>Title Charges &amp; Escrow / Settlement Charges</b>			
Title - Examination to TitleCo Title Agency, LLC	\$ 325.00		
Title - Closing Protection Letter to WestCore Land Title	\$ 55.00		
Title - Closing/Settlement/Attorney fee to TitleCo Title Agency, LLC	\$ 275.00		
Title - Attorney Fee to John W. Gold, Attorney Deed Prep	\$ 100.00		

**ALTA Settlement Statement Seller - Continued**

	Debit	Credit
Title - Wire Fee                      to Fifth Third Bank	\$ 25.00	
<b>Commission</b>		
Commission                      to Realty Trust Services	\$ 2,180.00	
Commission                      to SRS Realty	\$ 2,970.00	
<b>Government Recording and Transfer Charges</b>		
Transferr Fee                      to Cuyahoga County Recorder	\$ 436.50	
<b>Payoffs</b>		
Payoff of First Mortgage Loan    to Ditech Financial LLC as of 6/20/2016	\$ 80,205.05	
<b>Miscellaneous</b>		
Pay LH2015 Taxes                      to Cuyahoga County Treasurer	\$ 1,164.35	
Water and Sewer Hold                      to Cleveland	\$ 300.00	
<b>Subtotals</b>	<b>\$ 91,434.65</b>	<b>\$ 109,000.00</b>
<b>Balance Due TO</b>	<b>\$ 17,565.35</b>	
<b>TOTALS</b>	<b>\$ 109,000.00</b>	<b>\$ 109,000.00</b>

**Acknowledgement**

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize TitleCo Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

\_\_\_\_\_  
James Gottschling

\_\_\_\_\_  
, Escrow Officer

**FHA AMENDATORY CLAUSE**

Disclosure Date: **MAY 24, 2016**

Loan No. **2669077539**

Buyer (s): **RICHARD J GREENWOOD**

Seller(s): **JAMES GOTTSCHLING AND SELLER-**

Property Address: **4247 BROOKWAY LN, CLEVELAND, OHIO 44144-1304**

It is expressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender setting forth the appraised value of the property of not less than **\$109,000.00**. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or the condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

**Real Estate Certification**

The seller, the purchaser, and the real estate agent or broker hereby certify that the terms of the sales contract are true to the best of their knowledge and belief and it is agreed that any other agreement entered into by any of the parties is fully disclosed and attached to the sales contract.

I certify I have read and understand the above paragraphs hereof and acknowledge by my signature below that I have received a copy of this document.

\_\_\_\_\_  
Applicant - **RICHARD J GREENWOOD**

Date: \_\_\_\_\_

\_\_\_\_\_  
Seller - **JAMES GOTTSCHLING**

Date: \_\_\_\_\_

\_\_\_\_\_  
Seller - **SELLER-**

Date: \_\_\_\_\_



Real Estate Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Company: \_\_\_\_\_

Selling Real Estate Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Company: \_\_\_\_\_