

Closing Disclosure

Closing Information

Date Issued
Closing Date 04/27/18
Disbursement Date 04/30/18
Settlement Agent American Patriot Title Agency, LLC
File # 180152-WE
Property 3616 Norwood Road
Shaker Heights, OH 44122

Sale Price \$ 298,500.00

Transaction Information

Borrower Michael D. Miller and Margaret A. Miller
13 Calle Vecinos
Sante Fe, NM 87507

Seller Buckeye Home Solutions LLC

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 298,500.00
01	Sale Price of Property	\$ 298,500.00
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		
N. Due from Seller at Closing		\$ 252,135.31
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$ 9,299.50
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	
06	Payoff	\$ 205,787.50
07		
08	Seller Credit	\$ 575.00
09	Seller paid 1/2 Owners Fee	\$ 742.00
10		
11		
12	Pay FH17 R.E. taxes + delinq. 736-25-028	\$ 30,919.60
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes	
15	County Taxes 07/01/17 to 05/01/18	\$ 4,811.71
16	Assessments	
17		
18		
19		
CALCULATION		
Total Due to Seller at Closing (M)		\$ 298,500.00
Total Due from Seller at Closing (N)		- \$ 252,135.31
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$ 46,364.69

Contact Information

REAL ESTATE BROKER (B)

Name	Keller Williams Greater Cleveland
Address	29225 Chagrin Blvd. Pepper Pike, OH 44122
OH License ID	
Contact	Bob Cugini
Contact OH License ID	
Email	BCUGINI@KW.COM
Phone	(216)839-5500

REAL ESTATE BROKER (S)

Name	Realty Trust
Address	29550 Detroit Rd. Westlake, OH. 44145
OH License ID	
Contact	Tim Debronsky
Contact OH License ID	
Email	timdebronsky@gmail.com
Phone	(440)484-5800

SETTLEMENT AGENT

Name	American Patriot Title Agency, LLC
Address	5329 N. Abbe Rd. Suite 2 Elyria, OH 44035
OH License ID	35712
Contact	
Contact OH License ID	35712
Email	dan@americanpatriottitle.com
Phone	(440)934-7008

Confirm Receipt

Buckeye Home Solutions LLC

BY: _____

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
10			
C. Services Borrower Did Shop For			
01			
02			
03			
04	Title - Exam Fee to American Patriot Title Agency, LL	\$ 325.00	
05			
06			
07			
08	Title - Overnight/Courier to American Patriot Title Agency, LL	\$ 35.00	
09	Title - Settlement Fee to American Patriot Title Agency, LL	\$ 335.00	
10			
11			
12			
13	Title - Transfer Service Fee to American Patriot Title Agency, LL	\$ 70.00	
14	Title - Wire Fee to American Patriot Title Agency, LL	\$ 25.00	

Other Costs

E. Taxes and Other Government Fees				
01 Recording Fees	Deed:	Mortgage:		
02 County Conveyance Fee	to Cuyahoga County Fiscal Officer		\$ 1,194.50	
F. Prepaids				
01 Homeowner's Insurance Premium (mo.)				
02 Mortgage Insurance Premium (mo.)				
03 Prepaid Interest (per day from to)				
04 Property Taxes (mo.)				
05				
G. Initial Escrow Payment at Closing				
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				
H. Other				
01 Commission	to Keller Williams Greater Cleveland		\$ 6,970.00	
02 Deed Preparation	to Sam Bradley, Attorney		\$ 60.00	
03 Home Warranty	to America's Preferred Home Warra		\$ 435.00	
04				
05				
06 Title co. credit			\$ -150.00	
07				
08				
J. TOTAL CLOSING COSTS			\$ 9,299.50	

Closing Disclosure Form Addendum

Borrower(s):

Michael D. Miller and Margaret A. Miller
13 Calle Vecinos
Sante Fe, NM 87507

Seller(s):

Buckeye Home Solutions LLC

Lender: CrossCountry Mortgage, Inc. 6850 Miller Road Brecksville, OH 44141

Settlement Agent: American Patriot Title Agency, LLC
(440)934-7008

Settlement Date: April 27, 2018

Disbursement Date: April 30, 2018

Property Location: 3616 Norwood Road
Shaker Heights, OH 44122

Confirm Receipt

Buckeye Home Solutions LLC

BY: _____