



STATEMENT OF SALE

CLOSING DATE: Thursday, January 18, 2024

SELLER(S): _____

PREMISES: _____

PURCHASER(S): _____

CREDITS TO SELLER(S):

Purchase Price:						\$ 300,100.00	
Town/County Taxes:	_____	adjusted	349	days @	-	per day	\$ -
School Taxes:	_____	adjusted	165	days @	-	per day	\$ -
City Taxes:	580.18	adjusted	165	days @	1.59	per day	\$ 262.27
Other: Sewer	194.78	adjusted	181	days @	0.53	per day	\$ 96.59
Other:	_____						
Other:	_____						\$ -

TOTAL CREDITS TO SELLER(S): \$ 300,458.86

CREDITS TO PURCHASER(S):

Deposit (Applied To Realtor Commission):						\$ 10,000.00	
Town/County Taxes:	644.42	adjusted	17	days @	1.77	per day	\$ 30.01
School Taxes:	_____	adjusted	201	days @	-	per day	\$ -
City Taxes	_____	adjusted	201	days @	-	per day	\$ -
		adjusted		days @			
Seller Concessions							
Other:							

TOTAL CREDITS TO PURCHASER(S): \$ 10,030.01

BALANCE DUE ON CLOSING: (Payable as Follows) \$ 290,428.85

County Clerk	\$ 2,869.50
Mortgage Payoff	\$ 81,226.15
Mortgage Payoff	\$ 40,871.17
Realtor Commission	\$ 8,006.00
Vallone Law Firm Expenses	\$ 2,195.00
Proceeds	\$ 155,261.03
Total	\$ 290,428.85

EXPENSES OF SELLER(S):

Recording - TP-584:	Bank Atty to Cut	\$ 10.00
Recording - Transfer Taxes:	Bank Atty to Cut	\$ 2,704.50
Recording - Misc.:		\$ 155.00
Abstract Redate:		\$ 350.00
Instrument Survey:		\$ 550.00
Realtor Commissions:		\$ 8,006.00
Mortgage Payoff		\$ 81,226.15
Mortgage Payoff 2nd		\$ 40,871.17
Water Escrow		\$ 250.00
Personal Attorney Fee:		\$ 845.00
FedEx, Copies, Postage Etc.		\$ 200.00
Misc.		_____

TOTAL EXPENSES OF SELLER(S): \$ 135,167.82

<u>SUMMARY:</u>		
Balance Due Seller(s):		\$ 290,428.85
Minus: Seller(s) Expenses:		\$ 135,167.82
Proceeds to Seller(s):		\$ 155,261.03

PLEASE KEEP THIS STATEMENT IN A SAFE PLACE AS IT WILL BE IMPORTANT IN THE PREPARATION OF YOUR INCOME TAX RETURN.