

# Dewey Cheatham & Howe, LLC

234 Disbar Road

Fake City, Alabama 35226

<b>Borrower</b>	Joe W. Borrowers and Jane R. Borrower	<b>Property</b>	4774 Some Street Ardsley, New York 15455	<b>Sale Price</b>	\$180,000.00
	4774 Some Street Ardsley, New York 15455			<b>Loan ID #</b>	123456789
<b>Seller</b>	Peter Sellers	<b>Lender</b>	FIRST FEDERAL BANK, FSB	<b>Closing Date</b>	4/15/2013
	123 Sales Street Nashville, Tennessee 34567			<b>File #</b>	ZZZ-UCDF

File # ZZZ-UCDF

## Seller Statement

	POC	Debit	Credit
<b>Financial</b>			
Sales price of property			\$180,000.00
Personal Property			\$5,000.00
Seller Credit		\$2,500.00	
<b>Adjustments and Prorations</b>			
HOA Dues from 04/15/2013 to 04/30/2013			\$75.00
City/Town Taxes from 12/15/2012 to 04/15/2013		\$300.00	
County Taxes from 01/15/2013 to 04/15/2013		\$240.00	
<b>Real Estate Commission</b>			
Real Estate Commission Buyers Broker to Omega Real Estate Brokers		\$5,400.00	
Real Estate Commission Sellers Broker to Alpha Real Estate Brokers		\$5,400.00	
<b>Government Recording and Transfer Charges</b>			
Transfer Taxes to Any State		\$950.00	
<b>Payoffs/Reductions of amount due to Seller</b>			
Payoff Second Mortgage Loan		\$25,000.00	
Payoff First Mortgage Loan		\$100,000.00	
<b>Miscellaneous Charges</b>			
Home Inspection Fee to Engineers Inc.	(\$750.00 POC)		
Home Warranty Fee to XYZ Warranty Inc.		\$450.00	
<b>Credit minus Debit equals</b>		<b>Debit</b>	<b>Credit</b>
<b>Due To Seller</b>	<b>\$44,835.00</b>	<b>Totals</b>	<b>\$185,075.00</b>
		<b>\$140,240.00</b>	<b>\$185,075.00</b>

## Seller Statement Signature Addendum

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<b>File Number:</b>	ZZZ-UCDF	<b>Sale Price *</b>	\$180,000.00
<b>Closing Date: *</b>	4/15/2013	<b>Closing Date *</b>	4/15/2013
<b>Property Address: *</b>	4774 Some Street Ardsley, New York 15455		

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I have carefully reviewed the Seller Statement 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 Seller Statement.

Seller Date: 04/15/13

Peter Sellers  
123 Sales Street  
Nashville, TN 34567

**Warning: It is a crime to knowingly make false statements to the United States on this or any other form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and 1010**

This Seller Statement is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent \* **Dewey Cheatham & Howe, LLC**

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Will I. Cheatham

Date: 04/15/13

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**Seller Statement Signature Page**

1/15/2016

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