

File Number: **The Group Guaranteed Title, LLLP**
 Print Date & Time: 9/13/2016 2:58 PM 3665 JFK Parkway, Bldg. 1, Suite
 Escrow Officer: 204
 Settlement Location: 3665 JFK Parkway, Fort Collins, CO 80525
 Bldg. 1, Suite 204
 Fort Collins, CO 80525

Property Address: 1234 Happy Home Road Fort Collins, Colorado 80525
 Buyer: Jenny Buyer - 2222 Moving Way, Loveland, CO 80538
 John Buyer - 2222 Moving Way, Loveland, CO 80538
 Seller: Mary Seller, 8888 Mountain Way, CO 80525
 Lender: Easy Home Loans, LLC - 5555 Easy Money Street, Fort Collins, CO 80525

Settlement Date: 4/29/2016
 Disbursement Date: 4/29/2016
 Additional dates per state requirements: 4/29/2016

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		\$500,000.00
Deposit	\$5,000.00	
Prorations/Adjustments		
County Taxes 1/1/2016 to 4/29/2016	\$1,300.55	
Estimated final utility	\$500.00	
Title Charges & Escrow/Settlement Charges		
Title - Owner's Policy (optional) \$500,000.00 Premium - \$1,495.00 to The Group Guaranteed Title, LLLP CO STG End 110 1 O Deletion of Exc \$65.00	\$1,560.00	
Title - Settlement Fee to The Group Guaranteed Title, LLLP	\$95.00	
Wire Fee for Proceeds to The Group Guaranteed Title, LLLP	\$10.00	
Commission		
Real Estate Commission Buyer's Broker \$15,000.00 to Buyer's Broker	\$15,000.00	
Real Estate Commission Seller's Broker \$15,000.00 - \$5,000.00 to Seller's Broker	\$10,000.00	
Payoff(s)		
Payoff of First Mortgage Loan to Mortgage Company	\$350,000.00	
Prior years taxes due this year to Larimer County Treasurer	\$4,000.00	
	Debit	Credit
Subtotals	\$387,465.55	\$500,000.00
Due To Seller	\$112,534.45	
Totals	\$500,000.00	\$500,000.00

Title Insurance – Simultaneous Rate Premiums

The Owner's and Lender's title insurance premiums set out above represent the actual rates filed with the Colorado Department of Insurance. The Owner's and Lender's title insurance premiums shown on the Closing Disclosure were calculated and disclosed in the manner required by Federal regulation as required by the Consumer Financial Protection Bureau (CFPB). Despite the difference in the breakdown of premiums disclosed, the total combined premiums as required to be disclosed by the CFPB equals the total combined premiums calculated above using the current rules and rates of this State.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. SELLER INSTRUCTIONS: If this real estate was our principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

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 The Group Guaranteed Title, LLLP to cause the funds to be disbursed in accordance with this statement.

I have carefully reviewed the Settlement 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 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this Settlement Statement pertaining to "Comparison of Loan Estimate, Closing Disclosure and Settlement Statement Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters. The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

Seller(s):

Mary Seller

Listing Real Estate Company

The Group Guaranteed Title, LLLP

Date