

PRUDENTIAL LANDIS HOMESALE SERVICES

Property Address: _____ Sales Price: _____

ESTIMATED SETTLEMENT COSTS & TITLE DISCLOSURE

PURCHASER:

Transfer Tax (1%) _____

Title Search & Insurance _____

Endorsements _____

Bank Charges _____

Loan Origination Fee _____

Appraisal & Credit Report \$400.00

Recording Fees \$160 - Sch Cty \$200

Document Preparation \$150.00

Notary Fees \$35.00

Home Owners Insurance _____

** Real Estate Tax Escrow-Tax apportionment based on actual lot taxes

Apportionments _____

Mortgage Interest _____

Underwriting Fee \$500.00

Tax Service \$96.00

Flood Cert \$25.00

Overnight Mail \$25.00

Re-inspections \$95.00

Broker Services Fee \$250

Spot Survey \$200

TOTAL _____

SELLER:

Transfer Tax (1%) _____

Deed Preparation _____

Realtor's Fee _____

Notary Fees _____

Tax Certifications _____

Survey _____

Home Warranty _____

10K _____

Overnight Mail _____

Misc. _____

Misc. _____

Misc. _____

Misc. _____

TOTAL _____

Type of Financing Required: _____

Amount: _____ Term: _____

Interest Rate: _____ %

Monthly Payment		
Principal & Int.		
1/12 Annual Taxes		
Mo. Fire Insurance		
Mo. MIP		
Total Payment		

Mortgage Company (if any) _____

Title Insurance Agency _____

Cash Transaction - Title Insurance wanted YES _____ NO _____

Buyer Services Agreement

It is agreed and understood that PRUDENTIAL LANDIS HOMESALE SERVICES will render services on buyer's behalf to enable the buyer to complete settlement in conforming to the terms and conditions of the agreement of sale. When allowable a fee for said services is listed above and will be due and payable at settlement.

These services may include but are not limited to coordinating/ assisting buyer in the: ordering of title insurance (from a company selected by buyer), and any tests or inspections required to be ordered by buyer in the Agreement of Sale; distribution of title report and all test or inspection results to all concerned parties; furnishing the buyer's mortgage company with the property's legal description, escrow letter, copy of agreement of sale and all addendums when requested; review with buyer the mortgage commitment when received; coordinate the scheduling of settlement and send notices to all concerned parties; schedule pre-settlement inspection of the property and attend settlement.

Unless otherwise indicated the deed will be prepared by PRUDENTIAL LANDIS HOMESALE SERVICES for the fee listed above.

Disclosure Authorization

As the Buyer, you have sole choice of selecting a Title Company. This is to give you notice that the ownership of PRUDENTIAL LANDIS HOMESALE SERVICES and certain PRUDENTIAL LANDIS HOMESALE SERVICES' Agents have a business ownership relationship with Premium Abstract or Paragon Abstract. You are not required to use Premium Abstract or Paragon Abstract. There are frequently other settlement service providers available with similar services. Set forth above are the estimated range of charges by Premium Abstract or Paragon Abstract for settlement services. You are free to determine that you are receiving the best services and the best rate for these services.

BUYER _____ Date _____
SSN# _____

SELLER-FORINO CO., L.P. Date _____
Anthony Forino, General Partner

BUYER _____ Date _____
SSN# _____

SELLER _____ Date _____