

AWAIS ESTIMATED CLOSING STATEMENT2*

<i>Credit Sellers</i>		
Purchase Price	\$135,000.00	
TOTAL CREDIT TO SELLER	\$135,000.00	
<i>Credit Purchaser</i>		
2017 Real Estate Taxes (01/01/17 to 10/10/17) (estimate)	\$2,226.43	
Lender Credit	\$385.00	
Earnest Money (assumes initial and additional EM, if any, deposited)	\$2,500.00	
TOTAL CREDIT TO PURCHASER	-\$5,111.43	
<i>Closing Costs</i>		
Transfer Stamps - CHICAGO (Buyer Charge - \$7.50 per \$1,000)	\$1,012.50	
Attorney Fees	\$450.00	
Record Deed & mortgage (based on # of pages)	\$188.00	
Illinois Title insurance agent registration fee	\$3.00	
Title - Gap Update Premium	\$125.00	
Title - Closing Protection Letter (Buyer and lender)	\$50.00	
Title - Lender's Policy	\$500.00	
Title - EPA Endorsement	\$175.00	
Title - Comprehensive Endorsement	\$175.00	
Title - Predatory Lending Compliance Certificate	\$50.00	
Title - E-mail package, delivery fees, wire fees	\$135.00	
Title - Chain of Title (if required)	\$250.00	
Title - Closing Escrow Fee	\$1,275.00	
Total Title Charges	\$2,738.00	
TOTAL CLOSING COSTS	\$4,388.50	
<i>Lender Fees (Based on CD provided dated 10/03/17)</i>		
1.956% - Loan Points	\$2,257.53	
Rehab Fee	\$600.00	
Processing fee	\$675.00	
Flood Certificate Fee	\$6.25	
Underwriting Fee	\$500.00	
Credit Report Fee	\$27.84	
Appraisal Fee (\$680.00 prepaid)	\$385.00	
Tax Service Fee	\$64.00	
Consultant Fees	\$525.00	
Cost of Rehab	\$71,000.00	
10% contingency of Rehab	\$7,100.00	
Architectural ansd Engineering fee	\$3,000.00	
Inspection and Title fee	\$1,030.00	
permits	\$700.00	
Escrow Account Deposit	\$763.62	
Interest from date of closing to month end (\$28.43 per day for 22 days)	\$625.46	
Homeowner's Insurance (must pay one year upfront - Prepaid?)	\$945.96	
TOTAL LENDER FEES	\$90,205.66	

GRAND TOTAL	\$224,482.73
Minus Loan Amount	\$186,111.00
FINAL TOTAL to bring to closing	\$38,371.73

*Assuming a closing date of October 10, 2017

as of 10/04/17

If you receive any updated/revised Loan Estimates from your lender, please be sure to forward to me so I can update my estimate as well.

Attached are my estimated figures for you that show you will need about \$38,400.00 to close. On the day before closing, the attorneys and your mortgage company will prepare and submit their closing figures to the title company. The title company will compile these figures and contact my office with the total funds required from you to close this transaction. I will compare this estimate to the final figures provided to us by the title company the day before closing (usually late in the day) to see if there are any discrepancies or changes. I always advise that you add a little extra to the wire (if you have it) and bring your personal checkbook in the event the above estimate is incorrect or in the event the amount provided by the title company prior to closing changes. In the event that your wire is not sufficient, you may need to set up an additional wire for the difference (making it more convenient to add additional funds to the initial wire) or if the difference is nominal, the title company may accept a personal check for the difference, but I cannot guarantee this. Based on our estimate above, **we advise you wire \$39,500.00** which will provide you with a cushion of about \$1,100.00. Again, there is nothing to lose by bringing extra as any overage will be immediately refunded to you at closing. This must be sent in via wire transfer (wiring instructions attached)(**please reference File/Commitment Number OC17013303**) no later than 3:00 p.m. the day before closing. I will continue to update these estimated figures as this transaction progresses. Please advise if you have any questions or if you are aware of any current changes to the figures above.