

# Closing Disclosure

## Closing Information

**Date Issued** 12/29/2020  
**Closing Date** 1/4/2021  
**Disbursement Date** 1/4/2021  
**Settlement Agent** Alliance Title & Escrow, LLC  
**File #** 524082  
**Property** 171 Pioneer Road  
 Kallispell, MT 59901  
 (06-0014929)  
**Sale Price** \$360,000

## Transaction Information

**Borrower** Lorenzo G. Fuentes and Tanya M. Fuentes  
 195 Sampson Lane  
 Columbia Falls, MT 59912  
**Seller** Julene K. Krause and Harry H. Krause  
 171 Pioneer Road  
 Kallispell, MT 59901

## Summaries of Transactions

### SELLER'S TRANSACTION

Due to Seller at Closing		\$360,850.00
01	Sale Price of Property	\$360,000.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes 1/4/2021 to 1/1/2022	
10	County Taxes 1/4/2021 to 1/1/2022	
11	Propane Tank Lease 1/4/2021 to 8/1/2021 @ \$120.00/Year	\$68.52
12	Propane 580 Gallons at 1.3490 Per Gallon	\$782.42
13		
14		
15		
16		
Due from Seller at Closing		\$78,499.04
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$18,730.50
03	Closing Costs	\$6,600.00
04	Good thru 01/05/2021 to Whitefish Credit Union	\$51,218.82
05	Payoff of Second Mortgage Loan	
06		
07		
08		
09		
10	Title Premium Adjustment	\$1,222.00
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes 1/1/2021 to 1/4/2021	
15	County Taxes 7/1/2020 to 1/4/2021 @ \$1,424.31/Year	\$727.72
16	Assessments 1/1/2021 to 1/4/2021	
17		
18		
19		

### CALCULATION

Total Due to Seller at Closing (M)	\$360,850.94
Total Due from Seller at Closing (N)	-\$78,499.04
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$282,351.90

## Contact Information

### Real Estate Broker (B)

Name	Infinity Real Estate
Address	PO Box 7351 Kallispell, MT 59904
MT License ID	
Contact	Collette Bauer
Contact MT License ID	
Email	collette@collettebauer.com
Phone	(406) 253-3176

### Real Estate Broker (S)

Name	RE/MAX of Bigfork
Address	8545 Hwy. 35 PO Box 725 Bigfork, MT 59911
MT License ID	rre-bro-lic-1789
Contact	Scott Hollinger
Contact MT License ID	rre-bro-lic-1789
Email	shollinger@montanasky.net
Phone	(406)837-5531

### Settlement Agent

Name	Alliance Title & Escrow, LLC
Address	501 S Main St. PO Box 879 Kallispell, MT 59901
MT License ID	23520
Contact	Amber Cooper
Contact MT License ID	
Email	amber.cooper@alliancetitle.com
Phone	(406)752-7606



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)