

Overview of Offer from Muhr, Power & Tipping and Estimated Net Proceeds

Offer amount \$500,000 +forgiving/waiving \$145,393.36 that is owed to City of Fruita total: \$645,393.36.

Real Estate commission is calculated based on \$500,000.00. Per listing agreement commission would be 2.25% (buyer, as a customer, had me write the offer) Since this is basically the same offer that was submitted prior to my office listing the property for sale, total commission to be paid to Chesnick Realty, LLC will be \$5,000.00.

Buyers have included a provision in Section 29. Additional Provisions. That will permit public access to Enoch Lake on a limited basis.

Seller

Estimated Net Proceeds

Prepared for:
Address:
Close Date: December 29, 2023

Prepared by: Lori Chesnick
Company: Chesnick Realty llc.
Phone: 970-858-8238

Description	Debit	Credit
<u>Purchase Price</u>	\$	\$ 500,000
<u>Title Fees</u>		
Real Estate Closing Fee	150	
Title Insurance Policy Premium	1,540	
Water and Sewer Escrow	200	
<u>Professional Fees</u>		
Broker's Commission of .00 % plus \$5,000	5,000	
<u>Taxes</u>		
Property Taxes for Current Year 362 Days, 1/1 - 12/28	1	
Sub-Totals	\$ 6,891	\$ 500,000
Balance due to Sellers	493,109	
TOTALS	\$ 500,000	\$ 500,000

Seller's Signature _____ Date _____

Seller's Signature _____ Date _____

Seller

Estimated Net Proceeds

Prepared for:

Address: As offer is written

Close Date: December 29, 2023

Prepared by: Lori Chesnick

Company: Chesnick Realty llc.

Phone: 970-858-8238

Description	Debit	Credit
<u>Purchase Price</u>	\$	\$ 500,000
<u>Title Fees</u>		
Real Estate Closing Fee	150	
Title Insurance Policy Premium	1,540	
<u>Professional Fees</u>		
Broker's Commission of 2.25 %	11,250	
<u>Taxes</u>		
Property Taxes for Current Year 362 Days, 1/1 - 12/28	1	
Sub-Totals	\$ 12,941	\$ 500,000
Balance due to Sellers	487,059	
TOTALS	\$ 500,000	\$ 500,000

Seller's Signature

Date

Seller's Signature

Date