

Cygnature Title & Abstract rev 10/5/2005
Closing Information Worksheet

Closing Date: _____ **Closing @ Office:** Little Falls Baxter Longville Bemidji
(circle one)

Property Address: _____ Legal Description: _____

Property PID _____

Property Type (circle one) Abstract Torrens

If Abstract, seller will transfer title to the buyer by providing (circle one)
Updated Abstract Owner's Title Insurance New Abstract must be created

Location of above: _____

Property Type (circle one) Residential (existing structure) Residential (new construction) Condo/Twnhouse
Vacant Lot/Bare Land Commercial (existing structure) Commercial (new construction) PUD

This sale represents a lot split Yes No

If Yes, must provide the following: Certificate of Survey, Site Evaluation, Legal Desc. (of property selling)

Does property selling have: Covenants, Restrictions, Association Requirements

Current taxes are: Full homestead Partial homestead Non homestead
(circle one)

Current taxes are: unpaid 1/2 paid Full paid
(circle one)

Are there known delinquent Real Estate Taxes: No Yes (please describe) _____

Please circle the proper utilities:

City Water	Private Well	No well on property
City Sewer	Private Septiec	None on subject property
Natural gas	LP tank	Oil tank

Septic compliance: obtained pending not necessary (proof that system is < 5 years old)

Water test results provided: Yes Pending not necessary (city water or recent test done)

Other invoices to be paid at time of closing?: No Yes (Provide list from seller. Must include mailing & account information.)

Provide current Real Estate Tax statement Done pending

Are escrows anticipated for any items not yet complete? No Yes please describe
If Yes, a written estimate will be required. 150% of the estimated amount will need to be withheld at the time of closing

Is there personal property included with the sale: No Yes

If "Yes" are items listed on the P.A. Yes NO separate list must be provided