



Property Closing Information

(This form along with closing statements, and any other supporting documents must be submitted any time you submit a check to LandLeader)

***Legal Property Address is required for filing and audit purposes**
Address (Number, Lot #, Parcel #) City, State - However the Title company would reference

Your Company Name:	Maine Outdoor Properties Team @ Realty of Maine				
Property Name As is listed on LL or MLS	Wabassus Lake Cottage				
Property Address As on title documents	Lot1-41 Burnt Point				
Location	State: ME	Region: NE	# Acres Sold:	,65	
Transaction Type	Listed Only <input type="checkbox"/>	Sold Only <input type="checkbox"/>	Listed & Sold <input checked="" type="checkbox"/>	Referral <input type="checkbox"/>	Auction <input type="checkbox"/>
	Co-Market <input type="checkbox"/>	Consulting or Other <input type="checkbox"/>	Notes:		
Website Update	Update property status to SOLD LandLeader website:				

Names & Mailing Address Of Clients

Selling Agent Name:	Mark Leathers-Maine Outdoor Properties Team-Realty of Maine			
Buyer Name:	Buyer Email:			
Address:	City:	State:	Zip:	
Listing Agent Name:	Deb Henderson-Maine Outdoor Properties Team-Realty of Maine			
Seller Name:	Seller Email:			
Address:	City:	State:	Zip:	

Contract Date: 06-29-24	Closing Date: 07-25-24	List Price: \$ 235,000.00	Selling Price: \$ 235,000.00
Gross Participating Brokerage Commission Must match Attached Closing Settlement Statement			\$ 9,400.00
(Less) Fee Paid to Referral - Copy of Name: Check and supporting documents.			\$
(Less) Other Fees - Provide all Other: supporting documents.			\$
Net Brokerage Commission (After above fees) *Closing statements from Title company to be included in supporting documents.			\$ 9,400.00
% Commission Paid out by Seller	4 %	% Commission Earned by LL Brokerage	4 %
Total Referral Fee paid to Land Leader - 5%		\$ 470.00	

IMPORTANT: Include copy of closing settlement that reflects Brokerage Commission
Send this form along with the Referral Fee (check addressed to LandLeader)

LandLeader
Accounts Processing
3811 Crater Lake Hwy, Suite B
Medford, OR 97504

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins 6. FILE NUMBER: GTL-039-ME24036308L 7. LOAN NUMBER 8. MORTGAGE INS CASE NUMBER:	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. <div style="text-align: right; font-size: small;">1.0 3/98</div>			
D. NAME AND ADDRESS OF BUYER: Bruce Lilly and Dennis Curtis 750 North Road Bethel, ME 04217		E. NAME AND ADDRESS OF SELLER: Dorothy A. Bagley 3 Angels Way Gray, ME 04039	
G. PROPERTY LOCATION: Burnt Point Road T6 ND, ME 04668 Washington County, Maine Tax/Map ID(s): Map WA17 Plan 1 Lot 1.41		H. SETTLEMENT AGENT: Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC PLACE OF SETTLEMENT: 213 West Broadway Lincoln, ME 04457	
F. NAME AND ADDRESS OF LENDER:		I. SETTLEMENT DATE: July 25, 2024 DISBURSEMENT DATE: July 25, 2024	

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	235,000.00	401. Contract sales price	235,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	2,018.00	403.	
104.		404.	
105.		405.	
<i>Adjustments for items paid by seller in advance</i>		<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BUYER	237,018.00	420. GROSS AMOUNT DUE TO SELLER	235,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	4,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	10,117.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<i>Adjustments for items unpaid by seller</i>		<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes 07/01/24 to 07/25/24	36.23	510. City/Town taxes 07/01/24 to 07/25/24	36.23
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER	4,036.23	520. TOTAL REDUCTION AMOUNT DUE SELLER	10,153.23
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from Buyer (Line 120)	237,018.00	601. Gross amount due to Seller (Line 420)	235,000.00
302. Less amount paid by/for Buyer (Line 220)	(-4,036.23)	602. Less reductions due Seller (Line 520)	(-10,153.23)
303. CASH FROM BUYER	232,981.77	603. CASH TO SELLER	224,846.77

L. Settlement Charges

700. TOTAL COMMISSION Based on Price	\$ 235,000.00 @ 4.0000 %	9,400.00	PAID FROM	PAID FROM
<i>Division of Commission (line 700) as Follows:</i>			BUYER'S	SELLER'S
701. \$ 9,400.00	to Realty of Maine		FUNDS AT	FUNDS AT
702.	to Realty of Maine		SETTLEMENT	SETTLEMENT
703. Commission Paid at Settlement				9,400.00
704. Dep. retained by Realty of Maine	to Realty of Maine	POC 4,000.00		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee	% to			
802. Loan Discount	% to			
803. Appraisal fee	to			
804. Credit report	to			
805. Lender's inspection fee	to			
806. Mortgage insurance application fee	to			
807. Assumption fee	to			
808.	to			
809.	to			
810.	to			
811.	to			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest from 07/25/24 to 08/01/24 to @ \$	/day (7 days @ %)			
902. Mortgage insurance premium	for month to			
903. Hazard insurance premium	for year to			
904.	for year to			
905.	to			
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard insurance	months @ \$ per month to			
1002. Mortgage insurance	months @ \$ per month to			
1003. City/Town taxes	months @ \$ per month to			
1004. County property taxes	months @ \$ per month to			
1005. Annual assessments	months @ \$ per month to			
1006.	months @ \$ per month to			
1007.	months @ \$ per month to			
1008.	months @ \$ per month to			
1100. TITLE CHARGES				
1101. Settlement Fee	to Gateway Title of Maine, a Div of Liberty	325.00		
1102. Abstract or title search	to			
1103. Title Examination	to Gateway Title of Maine, a Div of Liberty	275.00		
1104. Title insurance binder	to			
1105. Deed Preparation Fee	to Gateway Title of Maine, a Div of Liberty			200.00
1106. Notary fees	to			
1107. Attorney's fees	to			
1108. Owner's policy premium	to Gateway Title of Maine, a Div of Liberty	822.50		
1109. Lender's coverage				
1110. Owner's coverage	\$ 235,000.00 822.50			
1111. Survey Affidavit	to Gateway Title of Maine, a Div of Liberty	50.00		
1112. e-Recording Fee	to Liberty Title & Escrow Company, LLC.	2.50		
1113.	to			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording fees: Deed ; Mortgage \$ 26.00; Releases	to Register of Deeds	26.00		
1202. City/County tax/stamps: Deed ; Mortgage	to Register of Deeds			
1203. State tax/stamps: Deed \$ 1,034.00 ; Mortgage	to Register of Deeds	517.00		517.00
1204. Discharge Fee	to Register of Deeds			
1205.	to			
1206.	to			
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to			
1302. Pest inspection	to			
1303.	to			
1304.	to			
1305.	to			
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)		2,018.00		10,117.00



Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC

213 West Broadway, Lincoln, ME 04457
Phone: (207)794-6131 | FAX: (207)794-6133

HUD-1, ATTACHMENT

Settlement Date: July 25, 2024	Escrow no.: GTL-039-ME24036308L
Disbursement Date: July 25, 2024	Escrow Officer: Kortney Theriault
Settlement Agent: Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC (207)794-6131	Place of Settlement: 213 West Broadway Lincoln, ME 04457
Buyer : Bruce Lilly and Dennis Curtis 750 North Road Bethel, ME 04217	Seller : Dorothy A. Bagley 3 Angels Way Gray, ME 04039
Property: Burnt Point Road T6 ND, ME 04668 Washington County, Maine Tax/Map ID(s): Map WA17 Plan 1 Lot 1.41	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BUYER:

Designed by:

Bruce Lilly

Designed by:

Dennis Curtis

Dennis Curtis

SELLER:

Dorothy A. Bagley

A.

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins 4. ☐ VA 5. ☐ Conv. Ins

6. FILE NUMBER:

GTL-039-ME24036308L

7. LOAN NUMBER

8. MORTGAGE INS CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

1.0 3/98

D. NAME AND ADDRESS OF BUYER:

Bruce Lilly and Dennis Curtis
750 North Road
Bethel, ME 04217

E. NAME AND ADDRESS OF SELLER:

Dorothy A. Bagley
3 Angels Way
Gray, ME 04039

F. NAME AND ADDRESS OF LENDER:

G. PROPERTY LOCATION:

Burnt Point Road
T6 ND, ME 04668
Washington County, Maine
Tax/Map ID(s): Map WA17 Plan 1 Lot 1.41

H. SETTLEMENT AGENT:

Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC
PLACE OF SETTLEMENT
213 West Broadway
Lincoln, ME 04457

I. SETTLEMENT DATE:

July 25, 2024

DISBURSEMENT DATE:

July 25, 2024

J. SUMMARY OF BUYER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BUYER:

101. Contract sales price
102. Personal property
103. Settlement charges to buyer (line 1400)
104.
105.

Adjustments for items paid by seller in advance

106. City/Town taxes
107. County taxes
108. Assessments
109.
110.
111.
112.

120. GROSS AMOUNT DUE FROM BUYER

200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:

201. Deposit or earnest money
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Adjustments for items unpaid by seller

210. City/Town taxes 07/01/24 to 07/25/24
211. County taxes
212. Assessments
213.
214.
215.
216.
217.
218.
219.

220. TOTAL PAID BY/FOR BUYER

300. CASH AT SETTLEMENT FROM/TO BUYER:

301. Gross amount due from Buyer (Line 120)
302. Less amount paid by/for Buyer (Line 220)
303. CASH FROM BUYER

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:

401. Contract sales price 235,000.00
402. Personal property
403.
404.
405.

Adjustments for items paid by seller in advance

406. City/Town taxes
407. County taxes
408. Assessments
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410.
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420. GROSS AMOUNT DUE TO SELLER

235,000.00

500. REDUCTIONS IN AMOUNT DUE TO SELLER:

501. Excess deposit (see instructions)
502. Settlement charges to seller (line 1400) 10,117.00
503. Existing loan(s) taken subject to
504. Payoff of first mortgage loan
505. Payoff of second mortgage loan
506.
507.
508.
509.

Adjustments for items unpaid by seller

510. City/Town taxes 07/01/24 to 07/25/24 36.23
511. County taxes
512. Assessments
513.
514.
515.
516.
517.
518.
519.

520. TOTAL REDUCTION AMOUNT DUE SELLER

10,153.23

600. CASH AT SETTLEMENT TO/FROM SELLER:

601. Gross amount due to Seller (Line 420) 235,000.00
602. Less reductions due Seller (Line 520) -10,153.23
603. CASH TO SELLER 224,846.77

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1106. Notary fees	to			
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1201. Recording fees: Deed ; Mortgage \$ 26.00; Releases	to Register of Deeds			
1202. City/County tax/stamps: Deed ; Mortgage	to Register of Deeds			
1203. State tax/stamps: Deed \$ 1,034.00; Mortgage	to Register of Deeds			517.00
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1301. Survey	to			
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1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				10,117.00



**Gateway Title of Maine, a Div of Liberty Title
& Escrow Co, LLC**

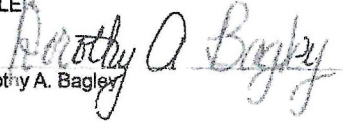
213 West Broadway, Lincoln, ME 04457
Phone: (207)794-6131 | FAX: (207)794-6133

SELLER'S HUD-1, ATTACHMENT

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SELLER


Dorothy A. Bagley