**REAL ESTATE TRANSACTIONS CLOSING STATEMENT**

lpa1617 09/2011 (Replaces LPA3013) Ch. 84 Wis. Stats.

|  |  |  |
| --- | --- | --- |
| **Transferor/Property owner name and address** | **Transferee** | |
| Agreed upon purchase price | Due Property Owner | Deductions |
|  | XXXXXXXX |
| 1st mortgage release  Amount $ |  |  |
| 2nd mortgage release  Amount $ |  |  |
| Land contract payment  Amount $ |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Attach Form LPA1616 | Tax proration for year      , prorated from       to  Last year’s tax $ |  |  |
| Delinquent taxes for years |  |  |
| Special assessments unpaid, delinquent and future |  |  |

|  |  |  |
| --- | --- | --- |
| Estimated water and/or sewer service charges |  |  |
| Rent prorated, if tenant occupied |  |  |
| LP       gals., $       Fuel Oil       gals., $ |  |  |
| Retention of improvements - list (if none, so state)        $ |  |  |
| $ |  |  |
| Other: |  |  |
| TOTAL |  |  |
| Less deductions |  | XXXXXXXX |
| Balance due property owner |  | XXXXXXXX |
|  |  |  |
| 1st installment |  |  |
| 2nd installment |  |
| 3rd installment |  |
| **Total settlement due property owner** |  |

This statement is accepted as correct.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | |  |  | |
| Signature       Date | | Signature       Date | |
|  | |  | |
| Closing Agent       Date | | Signature       Date | |
| Project ID: | County: | | | Parcel No.: |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Transaction Over $600**  **IRS 1099-S Purposes** | | | | | |
| Owner Name | | Social Security Number  OR  Federal Employer ID Number | | Allocated Compensation | |
|  | |  | | $ | |
|  | |  | | $ | |
|  | |  | | $ | |
|  | |  | | $ | |
| Total compensation attributable to real estate | | | | $ | |
| Legal description: | | | | | |
| Project ID: | County: | | Parcel No.: | |