ESTIMATED PURCHASER'S STATEMENT

Date: April 6, 2015   **GFNo: 150414NS**

Sale From: Gottschalk Industrial Ltd.   **To:**   Russell Township Board of Trustees
200 Industrial Parkway   8501 Kinsman Road
Chagrin Falls, OH 44022   Novelty, OH 44072

Property: V/L Chillicothe Road
Russell, OH 44072

Purchase Price		$220,000.00
Plus: Charges		
Title Charges to NorthStar Title Services, LLC		$500.00
Escrow- split	$375.00	
Binder	$75.00	
Update	$50.00	
Title Insurance to NorthStar Title Services, LLC		$688.75
Basic Owner's Policy- split	$588.75	
Survey Coverage OTP	$100.00	
Closing Protection Coverage		$40.00
Recording Fees - Deed (EST)		$50.50
Total Charges		$1,279.25
Gross Amount Due By Purchaser		$221,279.25
Less: Credits		
County property taxes From 7/1/2014 thru 4/6/2015		$1,104.89
Total Credits		$1,104.89
Balance Due by Purchaser		**$220,174.36**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes NorthStar Title Services, LLC to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement

NorthStar Title Services, LLC   Russell Township Board of Trustees

By _____   By _____, *Chair*