

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR CITY ADMINISTRATOR TO EXECUTE DOCUMENTS FOR THE PURCHASE OF CERTAIN PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF WAYNESVILLE; FIXING AN EFFECTIVE DATE

WHEREAS, Mr. Tracy Boggs is the owner of property located at 1107 Historic Route 66 West, in Waynesville, Missouri; and

WHEREAS, the owner is desirous of selling said property; and

WHEREAS, the City of Waynesville wishes to purchase said property from the seller and use the structure as a Public Works Building.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAYNESVILLE, MISSOURI AS FOLLOWS:

Section 1. The Mayor and/or City Administrator is authorized to execute an Agreement on behalf of the City of Waynesville for the purchase of said property. The City Administrator is authorized to execute the Agreement and any other documents necessary to complete the transaction in the absence or unavailability of the Mayor.

Section 2. All Officials and employees of the City are authorized and directed to take all reasonable steps which are required or helpful to cause the City to comply with the terms of said Agreement.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE MAYOR AND CITY COUNCIL ON THIS 24th DAY OF MAY, 2023.



Sean A. Wilson, Mayor

ATTEST:

Michele Brown, City Clerk



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: P-33,170	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 (P-33,170/5)

D. NAME AND ADDRESS OF BORROWER: City of Waynesville, Missouri, a Municipal Corporation	E. NAME AND ADDRESS OF SELLER: Tracy W. Boggs 1107 Historic 66 West Waynesville, MO 65583	F. NAME AND ADDRESS OF LENDER: CASH
G. PROPERTY LOCATION: 1107 Historic 66 West Waynesville, MO 65583 Pulaski County, Missouri	H. SETTLEMENT AGENT: Pulaski County Abstract & Title Co., Inc. PLACE OF SETTLEMENT: 315 North Street Waynesville, MO 65583	I. SETTLEMENT DATE: May 26, 2023 DISBURSEMENT DATE: May 26, 2023

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract sales price	525,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	1,364.50
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	526,364.50
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	
211. County taxes 01/01/23 to 05/26/23	1,293.97
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	1,293.97
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross amount due from Borrower (Line 120)	526,364.50
302. Less amount paid by/for Borrower (Line 220)	(1,293.97)
303. CASH FROM BORROWER	525,070.53

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
<i>Adjustments for items unpaid by seller</i>	
510. City/Town taxes	
511. County taxes 01/01/23 to 05/26/23	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross amount due to Seller (Line 420)	
602. Less reductions due Seller (Line 520)	()
603. CASH TO SELLER	

L. SETTLEMENT CHARGES

700. TOTAL COMMISSIONS Based on Price	\$ 525,000.00 @ % 25,000.00		
<i>Division of Commission (line 700) as Follows:</i>			
701. \$ 12,500.00 to Cross Creek Realty LLC			
702. \$ 12,500.00 to Cross Creek Realty LLC			
703. Commission paid at settlement			
704.	to		
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 5/26/2023 to 6/1/2023 @ \$ /day (6 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		
1002. Mortgage insurance	Months @ \$ per Month		
1003. City property taxes	Months @ \$ per Month		
1004. County taxes	Months @ \$ per Month		
1005. Annual assessments	Months @ \$ per Month		
1006.	Months @ \$ per Month		
1007.	Months @ \$ per Month		
1008.	Months @ \$ per Month		
1100. TITLE CHARGES			
1101. Closing Fee	to Pulaski County Abstract & Title Co., Inc.		92.50
1102.	to		
1103. Wire Fee (OUT)	to Security Bank of Pulaski County		
1104. Title insurance binder	to Pulaski County Abstract & Title Co., Inc.		
1105.	to		
1106. Deed Preparation	to Warren and Warren		
1107. Title Exam	to Pulaski County Abstract & Title Co., Inc.		775.00
	(includes above item numbers:)		
1108. Owner's policy premium	to Pulaski County Abstract & Title Co., Inc.		470.00
	(includes above item numbers:)		
1109. Lender's coverage			
1110. Owner's coverage	\$ 525,000.00 470.00		
1111.	to		
1112.	to		
1113.	to		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording fees; Deed \$27.00; Mortgage ; Releases			27.00
1202. City/County tax/stamps; Deed ; Mortgage			
1203. State tax/stamps; Deed ; Mortgage			
1204.	to		
1205.	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)			1,364.50