Chicago Title of Texas, LLC

23541 Westheimer Parkway, Suite 240, Katy, TX 77494 Phone: (281)398-3036 | Fax: (281)392-3052

MASTER STATEMENT

Settlement Date: March 9, 2020 Escrow Number: CTT20717377 Disbursement Date: March 9, 2020 Escrow Officer: Dionne Blunt

Borrower: Rihana Mohamedaman

Seller: Real Estate Solid Solutions, LLC

4227 La Terre De Vin Court

Katy, TX 77449

Property: 4227 La Terre De Vin Court

Katy, TX 77449

Lot(s): 47 Block: 2 Section: 1 Lender: Guidance Residential, LLC

11107 Sunset Hills Rd., Suite 200

Reston, VA 20190

	Loan Num	ber: 10000052402			
SELLE	ER .		BORRO	WE	 R
\$ DEBITS	\$ CREDITS		\$ DEBITS	\$	CREDITS
	203,000.00	FINANCIAL CONSIDERATION Sale Price of Property Deposit or earnest money Loan Amount	203,000.00		2,000.00 113,000.00
	523.40	PRORATIONS/ADJUSTMENTS	523.40		,
966.29		County Taxes at \$5,125.54 01/01/20-03/10/20			966.29
6,090.00		COMMISSIONS Listing Agent Commission to Champions Real Estate Group, LLC \$203,000.00 @ 3.0000% = \$6,090.00 - Champions Real Estate Group, LLC			
6,090.00		Selling Agent Commission to USA Asset Group, Inc \$203,000.00 @ 3.0000% = \$6,090.00 - USA Asset Group, Inc			
		NEW LOAN CHARGES - Guidance Residential, LLC Total Loan Charges: \$4,730.07 % of Loan Amount (Points) to Guidance	670.09		
		Residential, LLC	405.00		
		Loan Fees to Guidance Residential, LLC Loan Fees to Guidance Residential, LLC	465.00 390.00		
		Loan Fees to Guidance Residential, LLC	340.00		
		Loan Fees to Guidance Residential, LLC \$775.00 paid outside closing by Borrower	040.00		175.00
		Doc Prep Fee to Guidance Residential, LLC	400.00		
		Loan Fees to Guidance Residential, LLC	12.50		
		Loan Fees to Guidance Residential, LLC	80.00		
		Prepaid Interest to Guidance Residential, LLC \$12.56 per day from 03/09/20 to 04/01/20 Guidance Residential, LLC	288.78		
		Homeowner's Insurance to Guidance Residential, LLC 3.000 Months at \$101.50 per Month	304.50		
		Property Taxes to Guidance Residential, LLC 6.000 Months at \$477.95 per Month	2,867.70		
		Aggregate Adjustment to Guidance Residential, LLC			913.50
		TITLE & ESCROW CHARGES			
0.00		Title - Courier Fee to Chicago Title of Texas, LLC	18.00		
3.20		Title - eRecording Fee - FBO CSC e-Recording Services, Inc. to Chicago Title of Texas, LLC	6.40		

\$ DEBITS \$ CREDITS TITLE & ESCROW CHARGES Title - Escrow Fee to Chicago Title of Texas, LLC 450.00 Title - Lender's Title Insurance to Chicago Title of 100.00 Texas, LLC Not Yet Due and Payable Tax Amendment to Chicago Title of Texas, LLC Title - State of Texas, LLC Title - State of Texas Policy Guaranty Fee to 2.00 Texas Title Insurance Guaranty Association T-17 Planned Unit Development to Chicago Title of Texas, LLC T-19 Restrictions, Encroachments, Minerals Endorsement (Residential Mtg) to Chicago Title of	CREDITS
Title - Escrow Fee to Chicago Title of Texas, LLC Title - Lender's Title Insurance to Chicago Title of 100.00 Texas, LLC Not Yet Due and Payable Tax Amendment to Chicago Title of Texas, LLC Title - State of Texas Policy Guaranty Fee to 2.00 Texas Title Insurance Guaranty Association T-17 Planned Unit Development to Chicago Title 25.00 of Texas, LLC T-19 Restrictions, Encroachments, Minerals 50.00	
Title - Lender's Title Insurance to Chicago Title of Texas, LLC Not Yet Due and Payable Tax Amendment to Chicago Title of Texas, LLC Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association T-17 Planned Unit Development to Chicago Title of Texas, LLC T-19 Restrictions, Encroachments, Minerals 50.00	
Texas, LLC Not Yet Due and Payable Tax Amendment to Chicago Title of Texas, LLC Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association T-17 Planned Unit Development to Chicago Title of Texas, LLC T-19 Restrictions, Encroachments, Minerals 50.00	
Chicago Title of Texas, LLC Title - State of Texas Policy Guaranty Fee to 2.00 Texas Title Insurance Guaranty Association T-17 Planned Unit Development to Chicago Title 25.00 of Texas, LLC T-19 Restrictions, Encroachments, Minerals 50.00	
Texas Title Insurance Guaranty Association T-17 Planned Unit Development to Chicago Title 25.00 of Texas, LLC T-19 Restrictions, Encroachments, Minerals 50.00	
of Texas, LLC T-19 Restrictions, Encroachments, Minerals 50.00	
Texas, LLC	
T-30 Amendment of Tax Exception (T-30, T-3 or 20.00 deletion) to Chicago Title of Texas, LLC	
T-36 Environmental Protection Lien Endorsement 25.00 to Chicago Title of Texas, LLC	
71.00 Title - Tax Cert to Chicago Title of Texas, LLC	
1,375.00 Title - Owner's Title Insurance to Chicago Title of Texas, LLC	
2.00 Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association	
T-3 Amendment of Survey Exception for T-1R 68.75 (T-3 or Deletion) to Chicago Title of Texas, LLC	
Policies to be issued: Owners Policy Coverage: \$203,000.00 Premium: \$1,375.00 Version: Texas Residential Owner Policy of Title Insurance One- To-Four Family Residences (T-1R) - 2014 Loan Policy Coverage: \$113,000.00 Premium: \$100.00 Version: Loan Policy of Title Insurance (T-2) - 2014 GOVERNMENT CHARGES 20.00 Recording Fees (\$128.00) to Chicago Title of 108.00	
Texas, LLC	
HOA CHARGES HOA CAP Fee to Vineyard Meadow Residential 645.00 Community, Inc.	
50.00 HOA Transfer Fee to Inframark, LLC 250.00	
MISCELLANEOUS CHARGES Homeowner's Insurance Premium to Insurance Office of America, Inc. \$1,218.00 paid outside closing by Borrower	
405.00 Home Warranty to Old Republic Home Protection	
449.24 Survey to Precision Surveyors 0.00	
15,521.73 203,523.40 Subtotals 211,115.12 1	17,054.79
Balance Due FROM Borrower	94,060.33
188,001.67 Balance Due TO Seller	
203,523.40 203,523.40 TOTALS 211,115.12 2	211,115.12

APPROVED and ACCEPTED

Borrower and Seller understand 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. Any real estate agent or lender involved may be furnished a copy of this Statement. Borrower and Seller understand that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Borrower and Seller direct. The undersigned hereby authorizes Chicago Title of Texas, LLC to make expenditures and disbursements as shown 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. understand 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. The undersigned hereby authorizes Chicago Title of Texas, LLC to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of loan funds in the amount shown above and a receipt of a copy of this Statement.

I have carefully reviewed the 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 Settlement Statement.

SELLER:	BORROWER:
Real Estate Solid Solutions, LLC	Rihana Mohamedaman
BY: Mahmoud Khader	
To the best of my knowledge, the Settlement Statement whic were received and have been or will be disbursed by the unc	ch I have prepared is a true and accurate account of the funds which dersigned as part of the settlement of this transaction.
Chicago Title of Texas, LLC Settlement Agent	