



## Envision Title Katy, LLC

23302 West Fernhurst Drive  
300  
Katy, TX 77494  
(346) 338-9504

# Closing Statement

<b>Property</b>	20707 Bandrock Terrace Richmond, TX 77407	<b>Buyer</b>	Real Estate Ideal Solutions 7619 Trailing Oaks Drive Spring, TX 77379	<b>Escrow Officer</b>	Dionne H. Blunt
<b>Escrow #</b>	202747-K	<b>Seller</b>	Melissa A. Sisti	<b>Prepared</b>	12/13/2022
				<b>Closing</b>	12/16/2022
				<b>Disbursement Date</b>	12/16/2022

### Legal Description

Lot Eleven (11), in Block Two (2), of FIELDSTONE, SECTION SIX (6), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Plat No. 20120234, of the Plat Records of Fort Bend County, Texas.

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$275,000.00	Sales Price of Property	\$275,000.00	
		Deposit		\$1,500.00
		<b>Prorations/Adjustments</b>		
	\$28.80	Assessments (\$700.00 @ \$1.92/day) 12/16/2022 to 01/01/2023	\$28.80	
	\$362.25	County Taxes (\$8,814.74 @ \$24.15/day) 12/16/2022 to 01/01/2023	\$362.25	
		<b>Payoffs/Payments</b>		
\$250,174.48		Payoff to Shellpoint Mortgage Servicing		
		<b>Government Recording and Transfer Charges</b>		
\$24.00		Recording Fee - Deed		
\$24.00		Recording Fee - Deed 2		
		<b>Title Charges</b>		
\$10.66		E-Recording Fee to CSC		
\$85.52		Tax Certificate to Black Knight Inc. - Texas		
\$877.00		Owner's Title Policy to Fidelity National Title Insurance Company	\$877.00	
\$1.00		State of Texas Policy Guaranty Fee (Owner's Policy) to Texas Title Insurance Guaranty Association	\$1.00	
		<b>Escrow Charges</b>		
		Escrow Fee to Envision Title Katy, LLC	\$525.00	
		<b>Miscellaneous Charges</b>		
\$5,428.00		2022 Property Taxes to Fort Bend County		
\$3,386.74		2022 Property Taxes to Fort Bend County MUD #165 (BOB LEARED)		
\$250.00		Doc Prep - Warranty Deed (2) Deeds to Laird Law Firm		
\$2,762.05		HOA Payoff to Fieldstone C.A.		
\$215.00		HOA Transfer Fee to Crest Management Company		
\$11,000.00		Invoice for Payback Loan to Abdelrhani Abdouh		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$274,238.45	\$275,391.05	<b>Subtotals</b>	\$276,794.05	\$1,500.00
		Due from Buyer		\$275,294.05
\$1,152.60		Due to Seller		
\$275,391.05	\$275,391.05	<b>Totals</b>	\$276,794.05	\$276,794.05

See signature addendum

# Signature Addendum

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## Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Envision Title Katy, LLC to cause the funds to be disbursed in accordance with this statement.

Real Estate Ideal Solutions LLC, a Texas Limited Liability Company

By: \_\_\_\_\_  
Mahmoud M. Khader, Dr., Manager Date

\_\_\_\_\_  
Melissa A. Sisti Date

\_\_\_\_\_  
Settlement Agent Date