

Chicago Title of Texas, LLC

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

SELLER'S STATEMENT

**Settlement Date:** June 28, 2019

**Disbursement Date:** July 1, 2019

**Borrower:** Keith Ramsaran

**Seller:** Real Estate Solid Solutions, LLC

**Property:** 22502 Deville Dr  
Katy, TX 77450  
Lot(s): 1 less the West 2 feet Unit(S): Block: 34 Second Partial Replat of West Memorial,  
Section 3 Section: 3

**Escrow Number:** CTT18697349z

**Escrow Officer:** Dionne Blunt

			\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION						
Sale Price of Property						207,500.00
PRORATIONS/ADJUSTMENTS						
HOA Prorations / Credit Seller	07/02/19-12/31/19	(\$477.00 / 365 X 183 days)				239.15
Annually at \$477.00						
County Taxes at \$4,622.84	01/01/19 - 07/02/19	(\$4,622.84 / 365 X 182 days)		2,305.09		
COMMISSIONS						
Listing Agent Commission	Champions Real Estate Group, LLC			6,225.00		
	\$207,500.00 @ 3.0000% = \$6,225.00					
	- Champions Real Estate Group, LLC					
Selling Agent Commission	King Fay Inc			6,225.00		
	\$207,500.00 @ 3.0000% = \$6,225.00					
	- King Fay Inc					
TITLE & ESCROW CHARGES						
Title - eRecording Fee - FBO CSC	Chicago Title of Texas, LLC			3.20		
e-Recording Services, Inc.						
Title - Tax Cert	National Tax Net			71.00		
Title - Owner's Title Insurance	Chicago Title of Texas, LLC			1,471.00		
Title - State of Texas Policy Guaranty	Texas Title Insurance Guaranty Association			2.00		
Fee						
Policies to be issued:						
Owners Policy						
Coverage: \$207,500.00	Premium: \$1,471.00	Version: Texas Residential Owner				
		Policy of Title Insurance One-To-Four				
		Family Residences (T-1R) - 2014				
GOVERNMENT CHARGES						
Recording Fees (\$88.00)	Chicago Title of Texas, LLC			20.00		
HOA CHARGES						
HOA Balance Due	West Memorial Civic Association			357.75		
HOA Transfer Fee	High Sierra Management, Inc.			25.00		
MISCELLANEOUS CHARGES						
Notary Convenience Fee	BancServ, Inc.			150.00		
Doc Prep Fee	The Laird Law Firm, P.C.			90.00		
Home Warranty				425.00		
Survey	Survey 1, Inc.			450.00		
Estimate*						
Survey	Survey 1, Inc.		450.00			
*Estimate*						
Subtotals				17,820.04		207,739.15
Balance Due TO Seller				189,919.11		
TOTALS				207,739.15		207,739.15

APPROVED and ACCEPTED

Seller 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. The undersigned hereby authorizes Chicago Title of Texas, LLC to make expenditures and disbursements as shown and approves same for payment.

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:  
  
Real Estate Solid Solutions, LLC  
  
BY: \_\_\_\_\_  
Mahmoud Khader

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

\_\_\_\_\_  
Chicago Title of Texas, LLC  
Settlement Agent

