



Envision Title Katy, LLC

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

Closing Statement

Property	20707 Bandrock Terrace Richmond, TX 77407	Buyer	Real Estate Ideal Solutions, LLC 7619 Trailing Oaks Drive Spring, TX 77379	Escrow Officer	Dionne H. Blunt
Escrow #	202747-K	Seller	Melissa A. Sisti	Prepared	01/24/2023
				Closing	01/26/2023
				Disbursement Date	01/26/2023

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
		Primary Charges & Credits		
	\$275,000.00	Sales Price of Property	\$275,000.00	
		Deposit		\$1,500.00
		Prorations/Adjustments		
	\$664.44	Assessments (\$715.00 @ \$1.96/day) 01/26/2023 to 01/01/2024	\$664.44	
\$627.90		County Taxes (\$8,814.74 @ \$24.15/day) 01/01/2023 to 01/26/2023		\$627.90
		Payoffs/Payments		
\$259,645.93		Payoff to Shellpoint Mortgage Servicing		
		Government Recording and Transfer Charges		
\$24.00		Recording Fee - Deed		
\$24.00		Recording Fee - Deed 2		
		Title Charges		
\$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	
		Escrow Charges		
		Escrow Fee to Envision Title Katy, LLC	\$525.00	
		Miscellaneous Charges		
\$250.00		Doc Prep - Warranty Deed (2) Deeds to Laird Law Firm		
\$3,626.70		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
\$276,387.71	\$275,664.44	Subtotals	\$277,067.44	\$2,127.90
		Due from Buyer		\$274,939.54
	\$723.27	Due from Seller		
\$276,387.71	\$276,387.71	Totals	\$277,067.44	\$277,067.44

See signature addendum

Signature Addendum

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