

**EAGER ESCROW****969 VALE TERRACE DR., SUITE B  
VISTA, CA 92084**

Phone: (760) 758-9570

Fax: (760) 758-2839

**ESCROW OFFICER: JEANNIE MILLER**

Email: jeannie@eagerescrow.com

**Estimated -- SELLER Closing Statement --****Settlement Date: 03/27/2020****Escrow Number: 20-13460****Seller Name(s):****MICHAEL R. EVERSELE & MATHRYN EVERSELE  
15785 VILLA SIERRA ROAD  
VALLEY CENTER, CA 92082****Property Address: 15785 VILLA SIERRA ROAD  
VALLEY CENTER, CA 92082****SELLER****DESCRIPTION****DB****CR****Sales Price and Credit:**

Consideration

675,000.00

**Prorates and Adjustments:**

County Taxes

\$3471.34 Per/Year From 03/27/20 TO  
07/01/20

906.41

CLOSING COST CREDIT

9,407.50

**PayOff Section:**

Payoff: Payoff

422,388.79

Pay To: CAPITAL BENEFIT

Principal Amount

417,984.58

Accrued Interest @ 119.01 Per day

3,689.31

From 3/1/2020 To 4/1/2020

Reconveyance Fee

150.00

Demand/Fowarding Fee

150.00

Accrued Late Charges

364.90

Recording Fee

30.00

Forwarding Fee

20.00

Payoff: SOLAR CHFA MELLO ROOS BOND

55,003.60

Pay To: YGRENE ENERGY FUND

Principal Amount

55,003.60

**EAGER ESCROW**

Settlement Charge

1,550.00

Document Preparation Fee

100.00

Wire Transfer Fee/s

25.00

Payoff Processing

100.00

**FIRST AMERICAN TITLE INS. CO.**

Owners Title Insurance

1,851.00

Title Co Wire Fee/s

51.00

Subescrow Fee

65.00

Courier / Messenger

35.00

City/County/Tax Stamps

742.50

**PRESTIGE PROPERTIES**

Listing Broker Commission

18,875.00

**Additional Charges:**

DELINQUENT 1ST 1/2 TAXES

SAN DIEGO COUNTY TAX  
COLLECTOR

7,078.48

2ND 1/2 TAXES DUE

SAN DIEGO COUNTY TAX  
COLLECTOR

6,434.99

DEFAULTED 2018/19 TAXES DUE

SAN DIEGO COUNTY TAX  
COLLECTOR

20,052.84

Natural Hazard Disclosure

MYNHD.COM

94.95

Home Warranty

HOME WARRANTY CO

500.00

Escrow Number: 20-13460

Settlement Date: 27 - Mar - 2020

SELLER		
DESCRIPTION	DB	CR
Septic Pumped & Certification	ALL AMERICAN SEPTIC PUMPING & SERVICES	1,170.00
Disbursement	EAGER ESCROW, Account	25,592.50
<b>Sub Totals</b>		<b>571,118.15</b>
<b>Amount Due To You</b>		<b>104,788.26</b>
<b>Totals</b>		<b>675,906.41</b>

\* ESTIMATE \* - These Figures are subject to change.

DocuSigned by:

MICHAEL R. EVERSOLE

DocuSigned by:

MATHRYN EVERSOLE

**Closing Disclosure****Closing Information**

**Date Issued** 03/26/2020  
**Closing Date** 03/26/2020  
**Disbursement Date** 04/01/2020  
**Agent** EAGER ESCROW

**Transaction Information****Borrower** :RICHARD ANGEL and EVAN ANGEL

**15785 VILLA SIERRA ROAD**  
**VALLEY CENTER, CA 92082**

**Seller** :MICHAEL R. EVERSOLE and MATHRYN EVERSOLE

**File #** 20-13460  
**Property** 15785 VILLA SIERRA ROAD  
 VALLEY CENTER, CA 92082

**15785 VILLA SIERRA ROAD**  
**VALLEY CENTER, CA 92082**

**Sale Price** \$ 675,000.00**Summaries of Transactions****SELLER'S TRANSACTIONS**

<b>Due to Seller at Closing</b>	
01 Contract Sales Price	\$675,000.00
02 Personal Property	\$0.00
03	\$0.00
04	\$0.00
05	\$0.00
06	\$0.00
07	\$0.00
08	\$0.00

**Adjustments for Items Paid by Seller in Advance**

09	\$0.00
10 County Taxes 3471.34 Per/Year from 3/27/2020 TO 7/1/2020	\$906.41
11	\$0.00
12	\$0.00
13	\$0.00
14	\$0.00
15	\$0.00
16	\$0.00

**Due from Seller at Closing**

01 CONV UNINSURED	\$0.00
02 Closing Costs Paid at Closing (j)	\$84,318.26
03 Existing Loan(s) Assumed or Taken Subject To	\$0.00
04 Payoff To: CAPITAL BENEFIT	\$422,388.79
05 SOLAR CHFA MELLO ROOS BOND To: YGRENE ENERGY F	\$55,003.60
06	\$0.00
07	\$0.00
08	\$0.00
09	\$0.00
10	\$0.00
13b	0.00

**Adjustments for Items Unpaid by Seller**

11	\$0.00
12	\$0.00
13	\$0.00
14	\$0.00
15	\$0.00
16	\$0.00
17	\$0.00
18	\$0.00
19 CLOSING COST CREDIT	\$9,407.50

**CALCULATION**

Total Due to Seller at Closing	\$675,906.41
Total Due from Seller at Closing	\$571,118.15
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	104,788.26

**Contact Information****REAL ESTATE BROKER (B)**

**Name**  
**Address**  
**License ID**  
**Contact**  
**Contact License ID**  
**Email**  
**Phone**

**REAL ESTATE BROKER (S)**

**Name** PRESTIGE PROPERTIES  
**Address** 2044 HAWLEY DRIVE, VISTA, CA 92084  
**License ID**  
**Contact** BOB MCKINLEY  
**Contact License ID**  
**Email**  
**Phone**

**SETTLEMENT AGENT**

**Name** EAGER ESCROW  
**Address** 969 VALE TERRACE DR., SUITE B, VISTA, CA 92084  
**License ID** 963-0761  
**Contact** JEANNIE MILLER  
**Contact License ID**  
**Email** jeannie@eagerescrow.com  
**Phone** (760) 758-9570

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

**Closing Cost Details**

<b>Loan Costs</b>		<b>Seller-Paid</b>	
		<b>At Closing</b>	<b>Before Closing</b>
<b>A. Origination Charges</b>			
01 Loan Discount Fee	to	\$0.00	\$0.00
<b>B. Services Borrower Did Not Shop For</b>			
01 Appraisal Fee	to C2 FINANCIAL CORPORATION	\$0.00	\$0.00
<b>C. Services Borrower Did Shop For</b>			
01 Title - Courier / Messenger	to FIRST AMERICAN TITLE INS. CO.	\$35.00	\$0.00
03 Title - Escrow Document Preparation Fee	to EAGER ESCROW	\$100.00	\$0.00
08 Title - Escrow Payoff Processing	to EAGER ESCROW	\$100.00	\$0.00
09 Title - Escrow Settlement Charge	to EAGER ESCROW	\$1,550.00	\$0.00
10 Title - Escrow Wire Transfer Fee/s	to EAGER ESCROW	\$25.00	\$0.00
12 Title - Owners Title Insurance (Optional)	to FIRST AMERICAN TITLE INS. CO.	\$1,851.00	\$0.00
13 Title - Subescrow Fee	to FIRST AMERICAN TITLE INS. CO.	\$65.00	\$0.00
14 Title - Title Co Wire Fee/s	to FIRST AMERICAN TITLE INS. CO.	\$51.00	\$0.00
<b>D. LOAN COSTS SUBTOTALS (A + B + C)</b>		<b>\$3,777.00</b>	<b>\$0.00</b>

**Other Costs**

<b>E. Taxes and Other Government Fees</b>			
01 Recording Fees	to FIRST AMERICAN TITLE INS. CO.	\$0.00	\$0.00
02 Addl. Fees CD Sect-E	to See Addl. Page	\$742.50	\$0.00
<b>F. Prepaids</b>			
01 Hazard Insurance	to TRAVELERS INSURANCE	\$0.00	\$0.00
<b>G. Initial Escrow Payment at Closing</b>			
01 County Property Taxes 703.13 per month for 4 mc to		\$0.00	\$0.00
<b>H. Other</b>			
01 2ND 1/2 TAXES DUE	to SAN DIEGO COUNTY TAX COLLECTOR	\$6,434.99	\$0.00
02 DEFAULTED 2018/19 TAXES DUE	to SAN DIEGO COUNTY TAX COLLECTOR	\$20,052.84	\$0.00
03 DELINQUENT 1ST 1/2 TAXES	to SAN DIEGO COUNTY TAX COLLECTOR	\$7,078.48	\$0.00
04 Disbursement	to EAGER ESCROW, Account	\$25,592.50	\$0.00
05 Home Warranty	to HOME WARRANTY CO	\$500.00	\$0.00
06 Listing Broker Fee	to PRESTIGE PROPERTIES	\$18,875.00	\$0.00
07 Natural Hazard Disclosure	to MYNHD.COM	\$94.95	\$0.00
08 Septic Pumped & Certification	to ALL AMERICAN SEPTIC PUMPING & SE	\$1,170.00	\$0.00
<b>I. OTHER COSTS SUBTOTALS (E + F + G + H)</b>		<b>\$80,541.26</b>	<b>\$0.00</b>
<b>J. TOTAL CLOSING COSTS (D + I)</b>		<b>\$84,318.26</b>	<b>\$0.00</b>

**Confirm Receipt**

Under the new TILA RESPA INTEGRATED DISCLOSURES regulatory requirements the undersigned Seller (s) hereby acknowledge receipt of the Closing Disclosure. In addition the undersigned also agree and acknowledge that pursuant to said requirements Escrow Holder may need to provide a copy of this Closing Disclosure, which contains the Seller's transactional information and non public personal information, to the Buyer's new Lender and even to the Buyer, if so requested for completion of the Buyer's new loan underwriting purposes. By their signatures below Escrow Holder shall be released of all liabilities and responsibilities for acting in accordance to third party demands as stated in the paragraph above.

**Date of Receipt of CD**
**Seller(s) Signature(s) (Sign below)** **Date** 3/27/2020

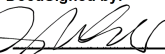
DocuSigned by:



MICHAEL R. EVERSOLE

**Seller(s) Signature(s) (Sign below)** **Date** 3/27/2020

DocuSigned by:



KATHRYN EVERSOLE

**Escrow Num:** 20-13460  
JEANNIE MILLER, ESCROW OFFICER

**Seller Name(s):**  
MICHAEL R. EVERSOLE & MATHRYN EVERSOLE  
15785 VILLA SIERRA ROAD  
VALLEY CENTER, CA 92082

SELLER				
To/From	Description	DB	CR	POC

<u>Section E-Additional fees-Taxes and other Government Fees</u>				
FIRST AMERICAN TITLE INS. CO.	Transfer Taxes	\$742.50		