

Buyer's Settlement Statement

Your Order Summary

FILE #	MK-22-3480	PROPERTY ADDRESS	Coit Road Frisco, TX 75035 Lot 2, Block A of Best Brains Addition	TITLE BY	Willingham Title, LLC dba WG Title
PREPARED	01/17/2023				
SETTLEMENT	01/17/2023	BUYER	Suniksha Ventures LP	OUR ADDRESS	7701 Eldorado Parkway Suite 200 McKinney, TX 75070
DISBURSEMENT	01/17/2023			OUR PHONE #	(214) 620-2055
SETTLEMENT LOCATION	7701 Eldorado Parkway Suite 200 McKinney, TX 75070	SELLER	RS Coit Lexington 5 LLC 7124 Fullerton Circle Frisco, TX 75035	ESCROW OFFICER	Rachelle Dytko
		LENDER			

Charges

PRIMARY CHARGES & CREDITS

	DEBIT	CREDIT
Sales Price of Property	\$2,308,757.50	
Deposit		\$100,000.00

PRORATIONS/ADJUSTMENTS

	DEBIT	CREDIT
County Taxes 01/01/2023 to 01/17/2023		\$0.51

GOVERNMENT RECORDING AND TRANSFER CHARGES

	DEBIT	CREDIT
Recording Fees	\$21.00	
---Deed: \$21.00		
---Mortgage: \$undefined		

TITLE CHARGES

	DEBIT	CREDIT
Title - Attorney Document Preparation & Review Fee (50%) to The Willingham Law Firm	\$125.00	
Title - Delivery Fee (50%) to Willingham Title, LLC dba WG Title	\$12.00	
Title - Document Archival Fee (50%) to Willingham Title, LLC dba WG Title	\$25.00	
Title - eFile Fee (50%) to Willingham Title, LLC dba WG Title	\$2.67	
Title - Escrow Fee (50%) to Willingham Title, LLC dba WG Title	\$425.00	
Title - Tax Certificate (50%) to CertSimple, Inc.	\$22.50	
Title - Owner's Title Policy to Willingham Title, LLC dba WG Title	\$5,621.00	
Title - State of Texas Policy Guaranty Fee (Owner's Policy) to Texas Title Insurance Guaranty Association	\$1.00	

TOTALS

DEBIT	CREDIT
\$2,315,012.67	\$100,000.51

CASH FROM BUYER \$2,215,012.16

See signature addendum