

Cedarcrest Title, LLC.
 ALTA Universal ID: 1181460
 625 Molly Lane
 Suite 130
 Woodstock, GA 30189
 (770) 702-8467

ALTA Combined Settlement Statement

| | | | | | |
|----------------------|------------------------|----------|------------------------------|-------------------|------------|
| File #: | 25-41387-CT | Property | 1437 Stoneleigh Hill Road | Settlement Date | 03/13/2025 |
| Print Date & Time: | 03/13/2025 at 11:09 AM | | Lithonia, GA 30058 | Disbursement Date | 03/13/2025 |
| | EDT | Buyer | Oakerds Holdings, LLC | | |
| Attorney: | Christina Pritz | Seller | Brenda Ficklin | | |
| Settlement Location: | , , | Lender | Silliman Private Lending LLC | | |

| Seller | | Buyer | |
|--------------|---|--------------|--------------|
| Debit | Credit | Debit | Credit |
| | Financial | | |
| \$146,000.00 | Sale Price of Property | \$146,000.00 | |
| | Deposit | | \$2,000.00 |
| | Loan Amount | | \$216,423.00 |
| | Prorations/Adjustments | | |
| \$859.03 | County Taxes 01/01/2025 to 03/13/2025 | | \$859.03 |
| | Loan Charges | | |
| | Flood Certification Fee to Silliman Private Lending LLC | \$33.00 | |
| | Lender Document Prep Fee to Silliman Private Lending LLC | \$500.00 | |
| | Lender Wire Fee to Silliman Private Lending LLC | \$55.00 | |
| | LIP Account (Construction Hold Back) to Silliman Private Lending LLC | \$88,200.00 | |
| | Origination Fee to Silliman Private Lending LLC | \$6,492.69 | |
| | Processing Fee to Silliman Private Lending LLC | \$750.00 | |
| | Prepaid Interest (\$65.2234 per day from 03/13/2025 to 04/01/2025) | \$1,239.24 | |
| | Payoff(s) | | |
| \$84,586.64 | Payoff to Chase Bank | | |
| | Payoff to Chase | | |
| | Government Recording and Transfer Charges | | |
| | Recording Fees | \$50.00 | |
| | --Deed: \$25.00 | | |
| | --Mortgage: \$25.00 | | |
| | Transfer Tax (Warranty Deed) to Dekalb County Clerk of Superior Court | \$146.00 | |
| | Title Charges & Escrow / Settlement Charges | | |
| | Title - Corp Res to Cedarcrest Title, LLC. | \$75.00 | |
| | Title - CPL (Lender) to CATIC | \$50.00 | |
| | Title - Document Storage Fee to Cedarcrest Title, LLC. | \$40.00 | |
| | Title - Lender's Title Policy to CATIC | \$785.00 | |
| \$45.00 | Title - Payoff Handling Fee to Cedarcrest Title, LLC. | | |
| \$25.00 | Title - Proceeds Handling Fee to Cedarcrest Title, LLC. | | |
| | Title - Settlement or Closing Fee to Cedarcrest Title, LLC. | \$850.00 | |
| | Title - Title and Tax Search to Cedarcrest Title, LLC. | \$250.00 | |
| | Title - Title Commitment Fee to Cedarcrest Title, LLC. | \$75.00 | |
| \$150.00 | Title -Split Closing Fee to Cedarcrest Title, LLC. | \$150.00 | |
| | Title - Owner's Title Policy to CATIC | \$564.00 | |

| Seller | | Buyer | |
|--------------|--|----------------|---------------------------|
| Debit | Credit | Debit | Credit |
| | Miscellaneous | | |
| | Assignment Fee to CBR Property Solutions, LLC. | \$16,000.00 | |
| | Homeowner's Insurance Premium to THE GENA TRUST AGENCY | \$5,131.00 | |
| Seller | | Buyer | |
| Debit | Credit | Debit | Credit |
| \$85,665.67 | \$146,000.00 | Subtotals | \$267,435.93 \$219,282.03 |
| | | Due from Buyer | \$48,153.90 |
| \$60,334.33 | | Due to Seller | |
| \$146,000.00 | \$146,000.00 | Totals | \$267,435.93 \$267,435.93 |

See signature addendum