

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