

File No./Escrow No.: 161192

Home Surety Title and Escrow, LLC

Print Date & Time: 03/21/16 4:12 PM

ALTA Universal ID:

Officer/Escrow Officer:

5583 Murray Road

Settlement Location: Home Surety Title
and Escrow, LLC

Suite 120

Memphis, TN 38119

Property Address:

Buyer:

Seller:

Lender:

Settlement Date:

03/18/2016

Disbursement Date:

03/18/2016

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$275,000.00	Sale Price of Property	\$275,000.00	
		Deposit		\$2,000.00
		Loan Amount		\$280,912.00
		Prorations/Adjustments		
		Seller Credit		\$5,000.00
\$390.55		City Property Taxes from 01/01/2016 to 03/18/2016		\$390.55
\$501.98		County Property Taxes from 01/01/2016 to 03/18/2016		\$501.98
\$5,000.00		Seller Credit		
		Loan Charges to USAA Federal Savings Bank		
		Appraisal Fee to BEN MCCORMICK	\$375.00	
		Credit Report Fee to CoreLogic	\$13.74	
		Prepaid Interest (\$26.94 per day from 03/18/2016 to 04/01/2016)	\$377.16	
		Loan Origination Fee to USAA FSB	\$1,404.56	
		Flood Certification to CoreLogic Flood Services	\$4.97	
		VA Funding Fee to Department of Veterans Affairs	\$5,912.50	
		Hazard Insurance Premium to USAA	\$1,117.50	
		Reinspection Fee to BEN MCCORMICK	\$100.00	
		Impounds		
		Hazard Insurance Reserves \$93.12 per month for 3 mo.	\$279.36	
		Aggregate Adjustment	-\$1,270.58	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		City Property Taxes \$154.70 per month for 12 mo.	\$1,856.40	
		County Property Taxes \$198.84 per month for 8 mo.	\$1,590.64	
		Title Charges & Escrow / Settlement Charges		
		Title - Closing Protection Letter - Lender to STEWART TITLE COMPANY	\$50.00	
		Title - Lenders Coverage Premium	\$1,139.00	
		Title - Settlement Fee to HOME SURETY TITLE AND ESCROW LLC	\$600.00	
		Title - Owners Coverage Premium (Optional) to HOME SURETY TITLE AND ESCROW, LLC	\$274.20	
\$200.00		Title - Title Search to STEWART TITLE COMPANY		
\$25.00		Payoff Wire Fee to Home Surety Title and Escrow, LLC		
\$650.00		Sellers Closing Costs to Mid South Title Services		
		Commission		
\$8,250.00		Real Estate Commission - Selling to Keller Williams Realty (Memphis 930)		
		Government Recording and Transfer Charges		
		Recording Fee (Deed)	\$18.00	
		Recording Fee (Mortgage)	\$103.00	
		Tax Stamp For State Deed	\$1,017.50	
		Tax Stamp For State Mortgage	\$320.75	
		Miscellaneous		
		Pest Inspection Fee \$95.00 Seller-Paid Before Closing		
		Lender Credits	\$100.00	
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$15,017.53	\$275,000.00	Subtotals	\$290,283.70	\$288,904.53
		Due From Borrower		\$1,379.17
\$71,559.80		Due To Seller		
\$86,577.33	\$275,000.00	Totals	\$290,283.70	\$290,283.70

Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Home Surety Title and Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

[Redacted Signature]

Date

[Redacted Signature]

Date

Escrow Officer

Date