

Delaware River Closing Services, Inc.  
6464 Lower York Road  
Suite B  
New Hope, PA 18938  
(215) 794-3672

ALTA Combined Settlement Statement

<b>File #:</b>	DRC-PA-5205	<b>Property</b>	244-48 North 3rd Street Unit #4C & Unit #4D Philadelphia, PA 19106	<b>Settlement Date</b>	04/15/2022
<b>Prepared:</b>	04/14/2022			<b>Disbursement Date</b>	04/15/2022
<b>Closing</b>	Anne M. Moore	<b>Buyer</b>	Stephen J. Boerner and Melissa A. Bemer 3 Hedgerow Lane Strafford, PA 19087		
<b>Professional:</b>		<b>Seller</b>	Richard J. Gities 244-48 North 3rd Street Unit #4C & Unit #4D Philadelphia, PA 19106		
		<b>Lender</b>	1st Colonial Community Bank Woodland Falls Corporate Park, 210 Lake Drive East, Suite 300 Cherry Hill, NJ 08002		

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$400,000.00	Sales Price of Property	\$400,000.00	
		Deposit		\$40,000.00
		Loan Amount		\$360,000.00
		Lender Credit		\$556.00
		<b>Prorations/Adjustments</b>		
\$194.70		Assessments 04/15/2022 to 05/01/2022	\$194.70	
\$285.45		Association Dues 04/15/2022 to 05/01/2022	\$285.45	
\$1,591.20		City/Town Taxes 04/15/2022 to 01/01/2023	\$1,591.20	
\$2,735.20		County Taxes 04/15/2022 to 01/01/2023	\$2,735.20	
		<b>Loan Charges</b>		
		Loan origination	\$995.00	
		Appraisal Fee (\$550.00 POC by Borrower)		
		Condo Docs Review Fee	\$200.00	
		Condo Questionnaire	\$395.00	
		Credit Report Fee	\$55.00	
		Flood Certification Fee	\$8.00	
		Prepaid Interest (\$41.92 per day from 04/15/2022 to 05/01/2022)	\$670.68	
		<b>Impounds</b>		
		Homeowner's insurance \$18.67 per month for 3 mo.	\$56.01	
		Property taxes \$506.14 per month for 6 mo.	\$3,036.84	
		Aggregate adjustment		\$692.79
		<b>Payoffs/Payments</b>		
\$73,775.93		Payoff to Wells Fargo		
		Principal : \$73,722.69		
		Additional Interest : \$53.24		

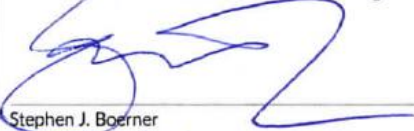

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	\$483.50	
		---Deed: \$256.75		
		---Mortgage: \$226.75		
\$6,556.00		Transfer Tax (City Deed Taxes) to Philadelphia County Recording Office	\$6,556.00	
\$2,000.00		Transfer Tax (State Deed Taxes) to Philadelphia County Recording Office	\$2,000.00	
		<b>Commissions</b>		
		Brokers Commission to Kurfiss Sotheby's International Realty	\$295.00	
\$12,000.00		Listing Agent Commission to Kurfiss Sotheby's International Realty		
\$12,000.00		Selling Agent Commission to Kurfiss Sotheby's International Realty		
		<b>Title Charges</b>		
		Title - Courier Fee to ClosingPro	\$19.50	
		Title - CPL (Lender) to Fidelity National Title Insurance Company	\$125.00	
		Title - E Doc Fee to ClosingPro	\$50.00	
		Title - Lender's TIRBOP - PA 100 Endorsement to Fidelity National Title Insurance Company	\$100.00	
		Title - Lender's TIRBOP - PA 300 Endorsement to Fidelity National Title Insurance Company	\$100.00	
		Title - Lender's TIRBOP - PA 810 Endorsement to Fidelity National Title Insurance Company	\$100.00	
		Title - Lender's TIRBOP - PA 900 Endorsement to Fidelity National Title Insurance Company	\$100.00	
		Title - Notary Fee to ClosingPro	\$50.00	
		Title - Wire Transfer Fee to Delaware River Closing Services, Inc.	\$10.00	
		Title - Owner's Title Policy to Fidelity National Title Insurance Company	\$3,008.50	
		<b>Miscellaneous Charges</b>		
\$1,244.37		Association Balance Unit 4 C to Commons at New Street Condominiums		
\$1,804.00		Association Balance Unit 4 D to Commons at New Street Condominiums		
		Association Capital Contribution Unit 4 C to Commons at New Street Condominiums	\$778.94	
		Association Capital Contribution Unit 4 D to Commons at New Street Condominiums	\$1,141.54	
\$295.00		Conveyancing Fee to Delaware River Closing Services, Inc.		
\$15.00		Courier Fee(s) to ClosingPro		
		Document Fee Unit 4 C to Commons at New Street Condominiums	\$75.00	
		Document Fee Unit 4 D to Commons at New Street Condominiums	\$75.00	
\$95.00		Document Preparation to ClosingPro		
		May Association Dues Unit 4 C to Commons at New Street Condominiums	\$389.47	
		May Association Dues Unit 4 D to Commons at New Street Condominiums	\$570.77	
		Move in Fee Unit 4 D to Commons at New Street Condominiums	\$150.00	
		Move in Fee Unit 4C to Commons at New Street Condominiums	\$150.00	
\$30.00		Notary Fee to ClosingPro		
\$14,881.75		Payoff of loan for Unit 4 D to Commons at New Street Condominiums		
\$10,154.60		Payoff of Loan for Unit 4C to Commons at New Street Condominiums		
\$115.00		Reimburse for Certification to Kurfiss Sotheby's International Realty		
\$445.00		Reimbursement for 2 resale certs to Juliana Martell		
\$35.00		Release Tracking/Search to ReQuire		
\$2,462.00		Special Assessment Unit 4 C to Commons at New Street Condominiums		
\$3,608.00		Special Assessment Unit 4 D to Commons at New Street Condominiums		
		Homeowner's Insurance Premium to Goodville Mutual	\$224.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
\$141,516.65	\$404,806.55	Subtotals	\$426,775.30	\$401,248.79
		Due from Buyer		\$25,526.51
\$263,289.90		Due to Seller		
\$404,806.55	\$404,806.55	Totals	\$426,775.30	\$426,775.30

#### Acknowledgement

We/I have carefully reviewed the 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 Settlement Statement.

We/I authorize Delaware River Closing Services, Inc. to cause the funds to be disbursed in accordance with this statement.

  
 Stephen J. Boerner  
  
 Melissa A. Bemmer

4/15/22  
 Date



4/15/22  
 Date

4/15/22  
 Date

  
 Settlement Agent

4/15/22  
 Date



# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### **Transaction Identification Data for reference only:**

Issuing Agent: Delaware River Closing Services, Inc.  
Issuing Office: 6464 Lower York Road, Suite B, New Hope, PA 18938  
ALTA® Universal ID:  
Loan ID Number: 2022000535  
Issuing Office File Number: DRC-PA-5205  
Commitment Number: DRC-PA-5205-1  
Revision Number:  
Property Address: 244-48 North 3rd Street, Unit #4C & Unit #4D, Philadelphia, PA 19106

### **SCHEDULE A**

1. Commitment Date: 01/03/2022 *4/15/22*
2. Policy or Policies to be issued:
  - a) ALTA Homeowner's Policy Policy Amount: \$400,000.00  
PROPOSED INSURED: **Stephen Boerner & Melissa Bemer, husband and wife**
  - b) ALTA Loan Policy Policy Amount: \$360,000.00  
PROPOSED INSURED: **1st Colonial Community Bank, ISAOA/ATIMA**
3. The estate or interest in the Land described or referred to in this Commitment and covered herein is: Fee Simple
4. Title to the Fee Simple estate or interest in said Land is at the effective date hereof vested in:

Richard J. Gities

BEING as to "Unit 4C" the same premises which The Renaissance Group, Inc. by Deed dated 7/02/1998 and recorded 7/28/1998 in Philadelphia County in Deed Book JTD 734 Page 443 conveyed unto Richard J. Gities, in fee.

BEING as to "Unit 4D" the same premises which The Renaissance Group, Inc. by Deed dated 7/02/1998 and recorded 7/28/1998 in Philadelphia County in Deed Book JTD 734 Page 439 conveyed unto Richard J. Gities, in fee.

AS TO Unit 4C and Unit 4D:

BEING the same premises which Richard J. Gities by Deed dated 9/10/2002 and recorded 9/18/2002 in Philadelphia County as Document No. 50529161 conveyed unto Richard J. Gities, as sole owner, in fee. (\$1.00 Consideration)

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**ALTA Commitment for Title Insurance 8-1-16**





# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

5. The Land is described as follows:

244-48 North 3rd Street, Unit #4C & Unit #4D  
Philadelphia, PA 19106  
City of Philadelphia, County of Philadelphia

The land is described as set forth in Exhibit A attached hereto and made a part hereof.

Countersigned:

Authorized Signatory  
Brendan Nolan  
Delaware River Closing Services, Inc. 592383  
6464 Lower York Road  
Suite B  
New Hope, PA 18938  
Tel: (215) 794-3672  
Fax: (215) 794-0705

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ALTA Commitment for Title Insurance 8-1-16

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# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Report who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

DEED FROM: Richard J. Gities  
TO: Stephen Boerner and Melissa Bemer, husband and wife  
DATED:  
RECORDED:

MORTGAGE FROM: Stephen Boerner and Melissa Bemer, husband and wife  
TO: 1st Colonial Community Bank  
DATED:  
RECORDED:

5. Possible unfiled mechanics liens and municipal claims.
6. Terms of any unrecorded lease or rights of parties in possession.
7. Proof that all natural persons in this transaction are of full age and legally competent.
8. Proof of identity of parties as set forth in Recital.
9. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.
10. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior to the transaction that is the subject of this form. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.
11. Information must be furnished concerning the Social Security Number(s) and/or the Tax Identification Number(s) and future addresses of grantors for the completion of Substitute Form 1099 at the Closing of Transaction.

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# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

12. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.
13. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.
14. Company assumes no liability as to water usage unless an update and current water meter reading is produced at settlement.
15. Certification to be obtained from PGW as to amounts due for gas service to the subject property.
16. Current year's taxes, if unpaid, are delinquent after March 30th and additional penalty and interest will be due.
17. Determination to be made regarding Solid Resources Fee assessed by the Streets Department of the City of Philadelphia and all fees due to be paid. [Note: The Solid Resources Fee for an entire calendar year becomes a lien on title as of January 1st of that calendar year.]
18. Municipal Claims: Prior to closing you must obtain amounts due by contacting: [wateramountdue@phila.gov](mailto:wateramountdue@phila.gov) or call 215-686-6995, [Agency.Receivables@phila.gov](mailto:Agency.Receivables@phila.gov) or call 215-686-6648 and [solidresources@phila.gov](mailto:solidresources@phila.gov) or call 215-686-5090.
19. Unit 4C:

### TAXES:

Tax No. 88-8053476

2022 City and School Taxes \$2,232.68 (Plus Interest, Penalty and Cost)

Produce receipts for the years 2021 and 2022.

2022 Assessment \$159,500.00 (Taxable) \$45,000.00 (Exempt)

The current owner of the proposed insured property noted herein receives a tax exemption.

### Unit 4D:

### TAXES:

Tax No. 88-8053477

2022 City and School Taxes \$3,841.05 (Plus Interest, Penalty and Cost)

Produce receipts for the years 2021 and 2022.

2022 Assessment \$274,400.00

### 20. CURRENT WATER AND SEWER RENTS:

21. Source of water to be disclosed, receipts produced and additional searches completed prior to settlement. (If sufficient information is not furnished, funds will be retained at settlement.)

### 22. MECHANICS AND MUNICIPAL CLAIMS: NONE

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# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### 23. MORTGAGES:

A. Amount: \$24,600.00  
Mortgagor: Richard J. Gities  
Mortgagee: Colonial Mortgage Service Company  
Dated: 5/21/2002 and Recorded 6/03/2002 as Document No. 50467605.

B. Amount: \$115,000.00  
Mortgagor: Richard J. Gities  
Mortgagee: Kuranda Financial Mortgage, Inc.,  
Dated: 8/29/2006 and Recorded 9/07/2006 as Document No. 51525085.

Assignment of Mortgage Recorded 9/07/2006 as Document No. 51525086.

### 24. JUDGMENTS: NONE

### 25. U.S. Bankruptcy Court, Eastern District of Pennsylvania - No Open Cases Found

26. Prior to settlement, search of statewide support lien system (<http://www.childsupport.state.pa.us>) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.

27. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.

28. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.

29. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

30. Satisfactory evidence to be produced that there are no unpaid condominium assessments, fees, charges, late fees, fines and interest for either prior or current years.

31. In the event that all installments for condominium assessments have not been paid in full through the current year, the following exception will appear on the title policies: Condominium assessments for current year. Company insures that all installments of current years condominium assessments have been paid to \_\_\_\_.

32. Proof that written notice of the name and address of the Mortgagee (along with conformed copied of the mortgage documents) has been given to the Executive Board of Condominium Association.

33. Last Insured: Olde City Abstract, Inc. ; No. 10694 & 10695; Dated: 7/22/1998; Amount: \$50,000.00 and \$75,000.00.

34. The following note is for Informational Purposes Only:

The following deed(s) affecting said land were recorded within six (6) months of the date of this report: NONE

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# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Report Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession of the land not shown by the public record.
3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
6. Possible outstanding City of Philadelphia Municipal Liens for work done prior to closing but not indexed as a lien as of Date of Policy.
7. Terms, conditions, restrictions and obligations created by the Declaration of The Commons at New Street Condominium Dated 12/26/1984 and recorded in Deed Book FHS 39 page 418; and an Amendment to Declaration recorded 8/18/1999 in Deed Book JTD 1131 page 164; and Second Amendment to Declaration recorded 01/31/2011 at Document No. 52325364 and the By-Laws for said Condominium and the Declaration Plan recorded as part of the Declaration.
8. Deed of Facade Easement between The Commons at New Street Condominium Association, a Pennsylvania non-profit corporation, Karr Barth Investments, a Pennsylvania general partnership, The Commons at New Street Associates, a Pennsylvania partnership, and Philadelphia Historic Preservation Corporation dated 12/28/1984 and recorded in Deed Book FHS 47 Page 342.

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