

TIGOR TITLE OF NEVADA, INC.

2635 Saint Rose Pkwy, Suite 150, Henderson, NV 89052

Phone: (702) 932-0809 Fax: (702) 933-4213

Combined Settlement Statement

Final

Escrow No: [REDACTED]

Close Date: 02/19/2021

Proration Date: 02/19/2021

Disbursement Date: 02/19/2021

Buyer(s)/Borrower(s): [REDACTED]

Seller(s): [REDACTED]

Lender: Nova Financial & Investment Corp. Loan #: [REDACTED]

Property: [REDACTED] La Brea Court
Las Vegas, NV 89110

Certified To Be A True, Correct And Complete Copy of the Original. Tigor Title

By: _____

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	245,000.00	TOTAL CONSIDERATION:		
		Sale Price of Property	245,000.00	
4,000.00		Deposit		3,000.00
		Seller Credit		4,000.00
		NEW AND EXISTING ENCUMBRANCES:		
		New Loan from Nova Financial & Investment Corp.		240,562.00
		NEW LOAN CHARGES: - Nova Financial & Investment Corp.		
		0.266% of Loan Amount (Points) to Nova Financial & Investment Corp.	639.89	
		Processing Fee to Nova Financial & Investment Corp.	1,299.00	
		Appraisal Fee to Laubach Appraisal \$525.00 POC - Buyer		
		Mortgage Insurance Premium to HUD	4,137.43	
		Homeowner's Insurance Premium to Homesite Insurance	1,070.00	
		Prepaid Interest to Nova Financial & Investment Corp. @ \$18.12 per day from 2/19/2021 to 3/1/2021	181.20	
		Property Taxes - 4th Qtr to Clark County Treasurer	168.93	
6.76		Property Tax 3rd Qtr Balance to Clark County Treasurer		
		Homeowner's Insurance to Nova Financial & Investment Corp. 2 mos. @ \$89.1700/month	178.34	
		Property Taxes to Nova Financial & Investment Corp. 1 mos. @ \$56.3100/month	56.31	
		Aggregate Adjustment to Nova Financial & Investment Corp.	(89.17)	
		ESCROW CHARGES		
		Title - Closing Protection Letter Fee to Tigor Title of Nevada, Inc.	25.00	
4.50		Title - E-record fee to Tigor Title of Nevada, Inc.	9.00	
410.00		Title - Escrow Fee to Tigor Title of Nevada, Inc.	410.00	
		Title - Inspection to Tigor Title of Nevada, Inc.	100.00	
		TITLE CHARGES:		
		ALTA Extended Loan Policy (6-17-06) w/ NV Mods for \$240,562.00 to Tigor Title of Nevada, Inc. Premium: \$734.75	734.75	
		100.29-06 Minerals, Surface Damage to Tigor Title of Nevada, Inc.	25.00	

TICOR TITLE OF NEVADA, INC.

2635 Saint Rose Pkwy, Suite 150, Henderson, NV 89052

Phone: (702) 932-0809 Fax: (702) 933-4213

Combined Settlement Statement

Final

Escrow No: 21700027-0101

Close Date: 02/19/2021

Proration Date: 02/19/2021

Disbursement Date: 02/19/2021

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
996.00		8.1-06, 22-06 to Ticor Title of Nevada, Inc. 9.10-06 REMs Current Violations-Loan Policy (4-2-13) to Ticor Title of Nevada, Inc. ALTA Extended Owners Policy (6-17-06) w/ NV Mods for \$245,000.00 to Ticor Title of Nevada, Inc. Premium: \$996.00	100.00	
42.00		RECORDING FEES: Recording Fee For QC Deed to Ticor Title of Nevada, Inc.		
		Recording Fee For Mortgage to Clark County Recorder	42.00	
		Recording Fee For Deed to Clark County Recorder	42.00	
1,249.50		County Transfer Tax to Clark County Recorder		
395.00		ADDITIONAL CHARGES: Home Warranty to American Home Shield		
695.00		Listing Broker Transaction Fee to Executive Realty Services		
25.00		Trash to Republic Services of Southern	51.52	
223,817.73		Closing Funds Proceeds to IPX 1031 Exchange		7,085.19
	78.83	PRORATIONS AND ADJUSTMENTS: County Taxes from 2/19/2021 to 4/1/2021 based on the Quarterly amount of \$168.93	78.83	
	30.79	Sewer from 2/19/2021 to 4/1/2021 based on the Quarterly amount of \$65.97	30.79	
	6.87	Trash from 2/19/2021 to 3/1/2021 based on the Quarterly amount of \$51.52	6.87	
13,475.00		COMMISSIONS: Commission \$7,350.00 (3% of \$245,000.00) to Executive Realty Services \$6,125.00 (2.5% of \$245,000.00) to ERA Brokers Consolidated		
245,116.49	245,116.49	Sub Totals	254,297.69	254,647.19
		Refund Due Buyer	349.50	
245,116.49	245,116.49	Totals	254,647.19	254,647.19