

FIDELITY NATIONAL TITLE AGENCY OF NEVADA, INC.

6180 Brent Thurman Way, Suite 160, Las Vegas, NV 89148

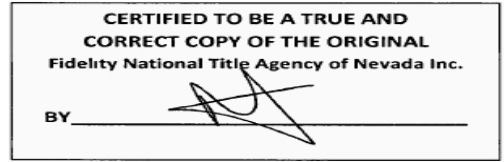
Phone: (702) 822-8160 Fax: (702) 942-8104

Buyers/Borrowers Settlement Statement Final

Escrow No: 00 [REDACTED] Close Date: 04/21/2021 Proration Date: 04/21/2021 Disbursement Date: 04/21/2021

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

Lender: Mortgage Solutions of Colorado, LLC, Loan #: [REDACTED]



Property: [REDACTED] Court
Las Vegas, NV 89147

Brief Legal:

Description	Debit	Credit
TOTAL CONSIDERATION:		
Sale Price of Property	470,000.00	
Deposit		5,000.00
Buyers Closing Funds		100,063.90
NEW AND EXISTING ENCUMBRANCES:		
New Loan from Mortgage Solutions of Colorado, LLC,		376,000.00
NEW LOAN CHARGES: - Mortgage Solutions of Colorado, LLC,		
% of Loan Amount (Points) to Mortgage Solutions of Colorado, LLC,	3,406.56	
Doc Prep Fee	100.00	
Procoessing Fee	495.00	
underwritring Fee	795.00	
Appraisal Fee to Mortgage Solutions of Colorado, LLC,	200.00	
\$575.00 POC - Buyer		
Credit Report Fee to Mortgage Solutions of Colorado, LLC,	28.85	
Homeowner's Insurance Premium to Allstate Insurance	738.25	
Mortgage Insurance Premium		
Prepaid Interest @ \$47.64 per day from 4/21/2021 to 5/1/2021	476.44	
Homeowner's Insurance to Mortgage Solutions of Colorado, LLC, 4 mos.	246.08	
@ \$61.5200/month		
Property Taxes to Mortgage Solutions of Colorado, LLC, 4 mos. @	862.84	
\$215.7100/month		
Aggregate Adjustment to Mortgage Solutions of Colorado, LLC,	(277.22)	
ADDITIONAL CHARGES:		
Home Warranty Fee to American Home Shield	655.00	
Refund of Overage of Buyers 1031 Exchange Funds to Investment Property Exchange Services, Inc.	125.00	
Selling Broker Compensation Fee to Executive Realty Services	695.00	
Lender Credits	(58.60)	
PRORATIONS AND ADJUSTMENTS:		
County Taxes from 4/21/2021 to 7/1/2021 based on the Annual amount of \$2,586.10	502.85	
Sewer from 4/21/2021 to 7/1/2021 based on the Annual amount of \$253.88	49.37	
Trash from 4/21/2021 to 7/1/2021 based on the Quarterly amount of \$46.65	36.28	
Sewer Seller Credit	12.00	
ESCROW CHARGES:		
Title - Closing Protection Letter Fee to Fidelity National Title Agency of Nevada, Inc.	25.00	
Title - E-Recording Fee to Simplifile	13.50	
Title - Escrow Fee to Fidelity National Title Agency of Nevada, Inc.	520.00	
Title - Inspection Fee to Fidelity National Title Agency of Nevada, Inc.	100.00	
TITLE CHARGES:		
Title - Mobile Signing Fee to Liliana Luna	175.00	
ALTA Extended Loan Policy (6-17-06) w/ NV Mods for \$376,000.00 to Fidelity National Title Agency of Nevada, Inc.	915.70	

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Final

Escrow No: 00115217-21000000

Close Date: 04/21/2021

Proration Date: 04/21/2021

Disbursement Date: 04/21/2021

Description	Debit	Credit
Premium: \$915.70		
9.10-06 Restrictions, Encroachments, Minerals-Current Violations Loan Pol 4-2-13 to Fidelity National Title Agency of Nevada, Inc.	100.00	
8.1-06 Environmental Protection Lien to Fidelity National Title Agency of Nevada, Inc.		
RECORDING FEES:		
Recording Fee For Deed to Fidelity National Title Agency of Nevada, Inc.	84.00	
Recording Fee For Mortgage to Fidelity National Title Agency of Nevada, Inc.	42.00	
Sub Totals	481,063.90	481,063.90
Totals	481,063.90	481,063.90