

Miller Home Title adba Cleveland Home Title Agency, LTD.**ALTA Universal ID:****5326 Detroit Rd****Sheffield Village, OH 44035**

File No./Escrow No. : 17-1958
 Print Date & Time: July 17, 2017 11:20 am
 Officer/Escrow Officer : Tammy L. Miller
 Settlement Location : 5326 Detroit Rd
 Sheffield Village, OH 44035

Property Address: 2951 Caroline Ave.
 Lorain, OH 44055

Borrower: Jessica L. Nichols
 2584 E. 38th St.
 Lorain, OH 44055
 Jophonta Velez

Seller: Buckeye Home Solutions, LLC
 121 N. Leavitt Rd.
 Amherst, OH 44001

Lender: Union Home Mortgage Corp.

Settlement Date: July 18, 2017

Disbursement Date: July 18, 2017

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		65,000.00
Seller Credit	1,950.00	
Prorations/Adjustments		
Seller Paid OTP	186.88	
County Taxes 01/01/17 - 07/19/17	491.91	
Title Charges and Escrow/Settlement Charges		
Escrow Fee to Miller Home Title adba Cleveland Home Title Agency	325.00	
Exam Fee (MHT) Purchase to Miller Home Title adba Cleveland Home Title Agency	325.00	
Processing/Notary Fee to Miller Home Title adba Cleveland Home Title Agency	95.00	
Special Tax/copy/Hold Signature Release to Miller Home Title adba Cleveland Home Title Agency	50.00	
Title Update to Miller Home Title adba Cleveland Home Title Agency	100.00	

Description	Seller	
	Debit	Credit
Title Charges and Escrow/Settlement Charges (continued)		
Wire/Courier Fee to Miller Home Title adba Cleveland Home Title Agency	40.00	
Deed Prep Fee to Norman Law, LLC.	85.00	
Commissions		
Real Estate Broker Fee to Realty Trust Services	75.00	
Real Estate Commission to Howard Hanna	1,950.00	
Government Recording and Transfer Charges		
Conveyance Fee to Lorain County Recorder	260.50	
Miscellaneous		
HOLD for water to Water/Sewer HOLD till posted paid	200.00	
	Debit	Credit
Subtotals	6,134.29	65,000.00
Due to Seller	58,865.71	
Totals	65,000.00	65,000.00

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 Miller Home Title adba Cleveland Home Title Agency, LTD. to cause the funds to be disbursed in accordance with this statement.

Seller

Buckeye Home Solutions, LLC

BY: _____
 Pennie Pennington Debronsky
 Vice President

 Tammy L. Miller
 Escrow Officer