

**Erievew Title Agency, LLC**  
**ALTA Universal ID**  
**25125 Detroit Road**  
**Westlake, Ohio 44145**

**File No./Escrow No.:** ES21-3712  
**Print Date & Time:** September 27, 2021 at 03:47:PM  
**Officer/Escrow Officer:**  
**Settlement Location:**  
**Property Address:** 4037 Woodlands Drive  
Vermilion, OH 44089  
**Borrower:** Michelle Jones  
**Seller:** Michael Hren and Elaine Hren  
**Lender:** loanDepot.com, LLC ISAOA/ATIMA  
**Settlement Date:** September 28, 2021  
**Disbursement Date:** September 29, 2021

Description	Borrower/Buyer	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property	\$ 200,000.00	
Deposit		\$ 1,000.00
Loan Amount		\$ 160,000.00
Seller Credit		\$ 2,919.60
Lender Credits		\$ 2,640.00
<b>Prorations/Adjustments</b>		
HOA Dues Sept 09/28/21-10/01/21	\$ 12.57	
County Taxes 01/01/21 to 09/29/21		\$ 1,905.08
Seller Paid 1/2 Owners Policy per contract		\$ 543.75
<b>Loan Charges to loanDepot.com, LLC ISAOA/ATIMA</b>		
Underwriting	\$ 995.00	
Prepaid Interest \$12.6 per day from 09/29/21 to 10/01/21	\$ 25.20	
<b>Other Loan Charges</b>		
Origination to BROKER	\$ 2,800.00	
Contract Processing	\$ 495.00	
Credit Report to BROKER	\$ 72.50	
<b>Impounds</b>		
Homeowner's Insurance	\$ 332.32	

	Debit	Credit
4 mo @ \$ 83.08 /mo		
Property Taxes	\$ 1,496.74	
7 mo @ \$ 213.82 /mo		
Aggregate Adjustment	\$ -843.02	

<b>Title Charges &amp; Escrow / Settlement Charges</b>
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Title - Owner's Title Insurance (optional) to Old Republic National Title Insurance Company Coverage: \$ 200,000.00 Premium: \$ 1,087.50	\$ 555.00
Title - Lender's Title Insurance to Old Republic National Title Insurance Company Coverage: \$ 160,000.00 Premium: \$ 100.00	\$ 632.50
Title - ALTA Endorsement Form 8.1 (Environmental Protection Lien) to Old Republic National Title Insurance Company	\$ 50.00
Title - ALTA Endorsement Form 9 (Restrictions, Encroachments, Min.) to Old Republic National Title Insurance Company	\$ 150.00
Title - ALTA ML Deletion Endorsement (\$150 min /10% of Loan) to Erieview Select Title Agency, LLC	\$ 150.00
Title - Closing Fee to Erieview Title Agency, LLC	\$ 100.00
Title - CPC Coverage to Old Republic National Title Insurance Company	\$ 40.00
Title - Insurance Binder Fee to Erieview Select Title Agency, LLC	\$ 100.00
Title - Escrow Fee to Erieview Title Agency, LLC	\$ 350.00
Title - Shipping & Handling Fee to Erieview Title Agency, LLC	\$ 35.00
Title - Disbursement/Funding Fee to Erieview Title Agency, LLC	\$ 25.00
Title - Patriot Search Fee to Erieview Title Agency, LLC	\$ 10.00
Title - Special Tax Search to Erieview Title Agency, LLC	\$ 35.00

<b>Commission</b>
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<b>Government Recording and Transfer Charges</b>
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Recording Fees to Lorain County Recorder Deed:\$34.00 Mortgage:\$170.00	\$ 204.00
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<b>Payoffs</b>
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		Debit	Credit
<b>Miscellaneous</b>			
HOA Dues -October	to Woodlands COUA	\$ 188.62	
HOI 5000322706 (12 mo.)	to Vince Hrobat Insurance Agency Inc.	\$ 997.00	
<b>Subtotals</b>		\$ 209,008.43	\$ 169,008.43
<b>Balance Due FROM</b>			\$ 40,000.00
<b>TOTALS</b>		\$ 209,008.43	\$ 209,008.43

**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 Erieview Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

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Michelle Jones

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, Escrow Officer