

**Infinity Title Solutions, LLC****ALTA Universal ID:****3745 Medina Rd****Suite G****Medina, OH 44256**

File No./Escrow No. : 202219501i  
 Print Date & Time: August 3, 2022 2:44 pm  
 Officer/Escrow Officer : Melody Janke  
 Settlement Location : 3745 Medina Rd, Suite G  
 Medina, OH 44256

Property Address: 822 West Broad Street  
 Elyria, OH 44035

Buyer: Daiana Ruiz Mercado  
 1212 Oberlin Avenue  
 Lorain, OH 44052

Seller: Wire Properties, LLC  
 303 S Broadway Suite 200-225  
 Denver, CO 80209

Lender: CASH

Settlement Date: August 04, 2022  
 Disbursement Date: August 04, 2022

Description	Seller	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property		41,000.00
<b>Prorations/Adjustments</b>		
County Taxes 01/01/22 - 08/04/22	714.94	
<b>Other Loan Charges</b>		
Contract Closer Fee	100.00	
<b>Title Charges and Escrow/Settlement Charges</b>		
Courier Fee to Infinity Title Solutions, LLC	25.00	
Deed Prep to Oldham Company, LLC	150.00	
E-Recording Fee to Infinity Title Solutions, LLC	4.75	
Settlement Fee to Infinity Title Solutions, LLC	100.00	
Title Exam to Infinity Title Solutions, LLC	150.00	
Title Insurance Binder to Infinity Title Solutions, LLC	50.00	
Title Update Fee to Infinity Title Solutions, LLC	25.00	

Description	Seller	
	Debit	Credit
<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
Owner's Title Insurance to Infinity Title Solutions, LLC Coverage: 41,000.00 Premium: 235.75	117.88	
<b>Commissions</b>		
Commission - Listing Agent to Realty Trust Services	2,000.00	
Commission - Selling Agent to Realtywise Inc.	1,350.00	
<b>Government Recording and Transfer Charges</b>		
Recording Fees to Infinity Title Recording Account	38.00	
Auditor Parcel Transfer Tax Fee to Infinity Title Recording Account	0.50	
City/County Tax Stamps on Deed to Infinity Title Recording Account	164.00	
<b>Payoff(s)</b>		
Payoff of First Mortgage Loan to Proven Lend LLC	20,314.55	
Loan Payoff <u>20,314.55</u>		
Total Payoff <u><u>20,314.55</u></u>		
<b>Miscellaneous</b>		
Final Water/Sewer Hold to Escrow Holdback	750.00	
Pay Water & Sewer to Current to City of Elyria	374.89	
Investor Rate - Settlement / Escrow		195.00
Investor Rate - Title Search		145.00
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	26,429.51	41,340.00
<b>Due to Seller</b>	14,910.49	
<b>Totals</b>	41,340.00	41,340.00

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

Seller

Wire Properties, LLC

BY: \_\_\_\_\_  
Marie Makinano  
Member

\_\_\_\_\_  
Melody Janke  
Senior Escrow Officer & Manager