

TITLEBLU INC
 1929 East Royalton Road
 Bldg B
 Broadview Heights, OH 44147
 (440) 838-0600

ALTA Buyer's Settlement Statement

File #: 2022-3425	Property 1076 Argonne Road	Settlement Date 01/26/2023
Prepared: 01/25/2023	South Euclid, OH 44121	Disbursement Date 01/27/2023
Escrow Officer: Carrie Magno	Buyer Rose Marie Orantia Rose, Unknown of The Rose Marie Orantia Rose Living Trust dated October 21, 2022	
	Seller Jonathan Fan	
	Lender Highlands Residential Mortgage, Ltd.	

Description	Buyer	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property	\$90,000.00	
Deposit		\$1,000.00
Loan Amount		\$67,500.00
Lender Credit		\$100.00
Prorations/Adjustments		
County Taxes 07/01/2022 to 01/27/2023		\$1,568.70
Prorated Rent for Jan 01/27/2023 to 01/31/2023		\$172.58
Title Policy Adjustment		\$86.00
Transfer of Security Deposit		\$995.00
Loan Charges		
1% of Loan Amount (Points)	\$675.00	
Administrative Fee to Highlands Residential Mortgage, Ltd.	\$100.00	
Closing Fee to Highlands Residential Mortgage, Ltd.	\$199.00	
Processing Fee to Highlands Residential Mortgage, Ltd.	\$550.00	
Tax Service Fee to Highlands Residential Mortgage, Ltd.	\$95.00	
Underwriter Fee to Highlands Residential Mortgage, Ltd.	\$450.00	
Notary Fee to TITLEBLU INC	\$200.00	
Appraisal Fee to HRM FBO KRS Appraisal LLC (\$587.50 POC by Borrower)		
Credit Report Fee to HRM FBO Partners Credit & Verification	\$120.00	
Document Preparation Fee to POLUNSKY BEITEL GREEN LLP	\$75.00	
Flood Certification Fee to HRM FBO CoreLogic Flood Services	\$12.00	
Prepaid Interest (\$12.4829 per day from 01/27/2023 to 02/01/2023)	\$62.41	
Impounds		
Homeowner's insurance \$36.50 per month for 3 mo.	\$109.50	
Property taxes \$227.17 per month for 3 mo.	\$681.51	
Government Recording and Transfer Charges		
Recording Fees	\$292.00	
---Deed: \$50.00		
---Mortgage: \$242.00		
Title Charges		
Title - Binder Fee to TITLEBLU INC	\$100.00	

