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

File #: 2022-3425 Prepared: 01/25/2023

**Escrow Officer:** 

Carrie Magno

Buyer

**Property** 

1076 Argonne Road

South Euclid, OH 44121

**Settlement Date** 01/26/2023

Disbursement Date 01/27/2023

Unknown of The Rose Marie Orantia Rose Living Trust

dated October 21, 2022

Rose Marie Orantia Rose,

Jonathan Fan Seller 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	

Description Buyer					
Description	Debit	Credit			
Title - Courier Fee to TITLEBLU INC	\$40.00	Cicuit			
Title - CPL (Lender) to Old Republic National Title Insurance Company	\$40.00				
Title - E-Recording e-file Fee to TITLEBLU INC	\$10.00				
Title - Lender's ALTA 8.1-06 Endorsement to Old Republic National Title Insurance Company	\$50.00				
Title - Lender's ALTA 9-06 Endorsement to Old Republic National Title Insurance Company	\$150.00				
Title - Lender's OTIRB OH-101 Endorsement to Old Republic National Title Insurance Company	\$25.00				
Title - Lender's Title Policy to Old Republic National Title Insurance Company	\$272.00				
Title - Settlement Fee to TITLEBLU INC	\$375.00				
Title - Special Tax Search (estimated) to TITLEBLU INC	\$10.00				
Title - Update Fee to TITLEBLU INC	\$75.00				
Title - Wire Fee to TITLEBLU INC	\$30.00				
Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$172.75				
Title Survey to Campbell & Associates Inc.	\$190.00				
Miscellaneous Charges					
Homeowner's Insurance Premium to SHELTER INSURANCE/Berger	\$438.00				
	Debit	Credit			
Subtotals	\$95,599.17	\$71,422.28			
Due from Buyer		\$24,176.89			
Totals	\$95,599.17	\$95,599.17			

## Acknowledgement

We/I have carefully reviewed the 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 Settlement Statement.

 $We/I \ authorize \ TITLEBLU \ INC \ to \ cause \ the \ funds \ to \ be \ disbursed \ in \ accordance \ with \ this \ statement.$ 

The Rose Marie Orantia Rose Living Trust dated October 21, 2022	
By:	
Rose Marie Orantia Rose, Unknown	Date

Settlement Agent Date