

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

File No./Escrow No. : 17-3685  
 Print Date & Time: November 29, 2017 12:37 pm  
 Officer/Escrow Officer : Tammy L. Miller  
 Settlement Location : 5326 Detroit Rd  
 Sheffield Village, OH 44035

Property Address: 6313 Fiesta Court  
 Lorain, OH 44053

Borrower: Alexis L. Rodriquez  
 162 Somerset Lane, Apt. 8  
 Avon Lake, OH 44012

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

Lender: LendUS, LLC dba American Eagle Mortgage

Settlement Date: November 30, 2017  
 Disbursement Date: November 30, 2017

Description	Seller	
	Debit	Credit
<b>Financial</b>		
Sale Price of Property		164,000.00
Seller Credit	4,500.00	
<b>Prorations/Adjustments</b>		
Seller Paid 1/2 Owners Title Premium	462.75	
County Taxes 01/01/17 - 11/28/17	1,899.97	
<b>Title Charges and Escrow/Settlement Charges</b>		
Preferred Customer Credit to Miller Home Title adba Cleveland Home Title Agency		150.00
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	
Wire/Courier Fee to Miller Home Title adba Cleveland Home Title Agency	40.00	
Deed Prep Fee to Norman Law, LLC.	85.00	

Description	Seller	
	Debit	Credit
<b>Commissions</b>		
Real Estate Broker Fee to Realty Trust Services	75.00	
Real Estate Commission to Howard Hanna	4,280.00	
<b>Government Recording and Transfer Charges</b>		
Conveyance Fee to Lorain County Recorder	656.50	
<b>Payoff(s)</b>		
Payoff of First Mortgage Loan to I Plan Group C/O David Dickson IRA Acct #3320663	70,030.85	
Loan Payoff _____ 0.00		
Total Payoff <u>70,030.85</u>		
Payoff of Second Mortgage Loan to I Plan Group C/O David Ellenberger	31,676.72	
Loan Payoff _____ 0.00		
Total Payoff <u>31,676.72</u>		
<b>Miscellaneous</b>		
Home Warranty to America's Preferred Home Warranty, Inc.	435.00	
HOLD for water to Water/Sewer HOLD till posted paid	200.00	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	115,236.79	164,150.00
<b>Due to Seller</b>	48,913.21	
<b>Totals</b>	164,150.00	164,150.00

**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

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Tammy L. Miller  
Escrow Officer