

ESCROW SERVICES

SELLER'S CLOSING STATEMENT Estimated

File No.:
Officer/Escrow Officer:

Printed Date/Time: 03/12/2019 - 11:23:42AM
Page 1 of 2

Closing Date: 03/18/2019

Disbursement Date:

Buyer/Borrower:

Seller:

Property: San Diego, CA 92139

| DESCRIPTION | DEBITS | CREDITS |
|---|-------------------|-------------------|
| TOTAL CONSIDERATION | | 330,000.00 |
| PRORATIONS/ADJUSTMENTS: | | |
| Property Tax @ 744.65 per 6 month(s) 3/18/2019 to 7/01/2019 | | 426.10 |
| Association Dues @ 350.00 per 1 month(s) 3/18/2019 to 4/01/2019 | | 151.67 |
| Seller Credit to Buyer | 4,000.00 | |
| Seller Credit to Buyer | 2,000.00 | |
| COMMISSION(S): | | |
| Selling Broker: Coldwell Banker West | 8,250.00 | |
| TITLE CHARGES | | |
| Owner's Premium (optional) for 330,000.00: Lawyers Title | 1,251.00 | |
| Recording Service Fee: Lawyers Title | 7.00 | |
| County Transfer Tax: Lawyers Title | 363.00 | |
| Sub Escrow Fee: Lawyers Title | 62.50 | |
| Special Messenger: Lawyers Title | 20.00 | |
| 2018-2019 2nd Installment Property Taxes: Lawyers Title | 744.65 | |
| Recording Affidavit of Death: Lawyers Title | 25.00 | |
| ESCROW CHARGES TO: Optimal Escrow Services | | |
| Escrow Fee | 860.00 | |
| Escrow Wire Fee | 37.50 | |
| Escrow Document Preparation Fee | 500.00 | |
| 1099 Processing Fee | 15.00 | |
| Federal Express Fee | 25.00 | |
| LOAN PAYOFF: dittech | | |
| Principal Balance | 86,796.99 | |
| Interest Per Diem From 2/01/2019 To 3/19/2019, 47 Days, @ 14.8625 | 698.54 | |
| Reconveyance Fee | 184.00 | |
| Total Loan Payoff | 87,679.53 | |
| ADDITIONAL DISBURSEMENTS: | | |
| Natural Hazard Report Fee: Disclosure Source | 99.00 | |
| Home Owner's Warranty: First American Home Buyers Protection | 275.00 | |
| Transaction Coordinator Fee: Selma Au | 300.00 | |
| Notary: Tiffany Reid | 100.00 | |
| Transaction Coordinator Fee: Selma Au | 300.00 | |
| Transfer Fee: Landmark, Inc. | 150.00 | |
| Association Dues: Terrace Green II Homeowners Association | 350.00 | |
| SUBTOTALS | 107,414.18 | 330,577.77 |
| DUE TO SELLER | 223,163.59 | |
| TOTALS | 330,577.77 | 330,577.77 |