

██████████ ASSOCIATES, P.C.
 105 M...
 Woodstock, Georgia 30189

File No./Escrow No.: ██████████
 Print Date & Time: September 15, 2016 at 10:19 AM
 Officer/Escrow Officer:
 Settlement Location: ██████████ & ASSOCIATES, P.C.
 ██████████ Woodstock, Georgia 30189
 Property Address: ██████████ Roswell, GA 30075
 Borrower: ██████████
 Seller: ██████████
 Lender: American Home Mortgage, Inc.
 Settlement Date: September 15, 2016
 Disbursement Date: September 15, 2016

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	330,475.00	Sale Price of Property	330,475.00	
		Deposit including earnest money		5,000.00
		Loan Amount		313,950.00
Prorations/Adjustments				
562.65		City/Town Taxes from 01/01 to 09/15		562.65
3,022.32		County Taxes from 01/01 to 09/15		3,022.32
	205.08	Assessments from 09/15 to 12/31	205.08	
9,114.00		Seller Paid Closing Costs		9,114.00
Loan Charges to American Home Mortgage, Inc.				
		Prepaid Interest	447.20	
		27.95 per day from 09/15/16 to 10/01/16		
Other Loan Charges				
		Loan Origination Fee	American Home Mortgage, Inc.	784.00
		Appraisal Fee	Redbrick Val., C/O AHM, Inc.	375.00
		Credit Report Fee	Equifax C/O AHM, Inc.	25.00
		Flood Certification Fee	Servicelink C/O, AHM, Inc.	6.95
Impounds				
		Homeowner's Insurance		354.75
		118.25 per month for 3 mo		
		Property Taxes		4,644.25
		357.25 per month for 13 mo		
		City Property Taxes		798.12
		66.51 per month for 12 mo.		
		Aggregate Adjustment		-403.32
Title Charges				
		Title - Lender's title insurance	CHICAGO TITLE INSURANCE CO.	682.00
799.60		Title - Owner's title insurance (optional)	CHICAGO TITLE INSURANCE CO.	
		TITLE- Closing Protection Letter	CHICAGO TITLE INSURANCE CO.	35.00
		TITLE- Post Closing	██████████ & ASSOCIATES, P.C.	100.00
		TITLE- Settlement Agent Fee	██████████ & ASSOCIATES, P.C.	450.00
		TITLE- Title Binder Fee	██████████ & ASSOCIATES, P.C.	50.00
		TITLE- Title Exam Fee	██████████ & ASSOCIATES, P.C.	175.00
Commission				
9,914.25		Real Estate Commission	██████████	
Government Recording and Transfer Charges				

ALTA Settlement Statement - Combined - Continued

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Record Deed	CLERK, SUPERIOR COURT	10.00
		Record Trust/Deed Mortgage	CLERK, SUPERIOR COURT	44.00
		Transfer Tax		330.50
		Intangible Tax	CLERK, SUPERIOR COURT	942.00
Payoff(s)				
221,222.03		Payoff of First Mortgage Loan	Wells Fargo	
		as of 09/15/16		
		Principal Balance \$221,222.03		
38,048.56		Payoff of Second Mortgage Loan	Franklin Escrow	
		as of 09/15/16		
		Principal Balance \$38,048.56		
Other Charges				
		Homeowner's Insurance Premium	Farmers Insurance	1,419.00
		12 (mo.)		
396.57		FMLS Fee		
		HOA Administrative Fee		175.00
		HOA INITIATION FEE		695.00
283,079.98	330,680.08	Subtotals	342,819.53	331,648.97
		Due From Borrower		11,170.56
47,600.10		Due To Seller		
330,680.08	330,680.08	TOTALS	342,819.53	342,819.53

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 von MEHREN & ASSOCIATES, P.C. to cause the funds to be disbursed in accordance with this statement.

 _____ ASSOCIATES, P.C.

 _____ (Seal)
 Name: _____
