

Woodstock, Georgia 30189

Settlement Location:

Woodstock, Georgia 30189

Property Address:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	330,475.00	Sale Price of Property	330,475.00	
		Deposit including earnest money		5,000.00
		Loan Amount		313,950.00
		<b>Prorations/Adjustments</b>		
562.65		City/Town Taxes		562.65
3,022.32		County Taxes		3,022.32
	205.08	Assessments	205.08	
9,114.00		Seller Paid Closing Costs		9,114.00
		<b>Loan Charges to American Home Mortgage, Inc.</b>		
		Prepaid Interest	447.20	
		27.95 per day		
		<b>Other Loan Charges</b>		
		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
		<b>Impounds</b>		
		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	
		<b>Title Charges</b>		
		Title - Lender's title insurance	682.00	
799.60		Title - Owner's title insurance (optional)		
		TITLE- Closing Protection Letter	35.00	
		TITLE- Post Closing	100.00	
		TITLE- Settlement Agent Fee	450.00	
		TITLE- Title Binder Fee	50.00	
		TITLE- Title Exam Fee	175.00	
		<b>Commission</b>		
9,914.25		Real Estate Commission		
		<b>Government Recording and Transfer Charges</b>		

## 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
		<b>Payoff(s)</b>		
221,222.03		Payoff of First Mortgage Loan	Wells Fargo	
		Principal Balance \$221,222.03		
38,048.56		Payoff of Second Mortgage Loan	Franklin Escrow	
		Principal Balance \$38,048.56		
		<b>Other Charges</b>		
		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.