

Chicago Title Company

3825 Hopyard Rd., Suite 285, Pleasanton, CA 94588
 Phone: (925)847-0181 | Fax: (925)847-0836

FINAL BUYER'S STATEMENT

Settlement Date: November 23, 2021	Escrow Number: FWAC-5912100580
Disbursement Date: November 23, 2021	Escrow Officer: Gayle Lachica
	Email: Gayle.Lachica@ctt.com
Buyer: Vivekananda Reddy Yalala and Srujana Reddy Katapally 4205 Mowry Avenue, Apt. 35 Fremont, CA 94538	
Seller: Shea Homes Limited Partnership, a California limited partnership 2630 Shea Center Drive Livermore, CA 94551	
Property: 2787 Teagarden Place Tracy, CA 95377 Parcel ID(s): 253-490-34	
Lender: Travis Credit Union One Travis Way Vacaville, CA 95687 Loan Number: 54852	

	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION				
Sale Price of Property	997,357.00			
Loan Amount Travis Credit Union				897,621.00
Buyer's funds to close				54,214.49
Initial deposit retained by seller				20,000.00
Option deposit retained by seller				30,722.00
PRORATIONS/ADJUSTMENTS				
HOA Prorations/Credit Seller Monthly 11/23/21-12/01/21 (\$64.50 / 30 X 8 days) at \$64.50			17.20	
County Taxes/253-490-34 at \$6,663.36 11/23/21 to 01/01/22 (\$6,663.36 / 365 X 39 days)			711.98	
NEW LOAN CHARGES - Travis Credit Union				
Total Loan Charges: \$5,519.15				
Processing Fee Travis Credit Union			495.00	
Underwriting Fee Travis Credit Union			850.00	
Appraisal Balance Due ClickAppraiser			300.00	
Appraisal Fee ClickAppraiser			500.00	
Credit Report Factual Data by CBC			52.05	
Flood Cert Data Verify Flood			11.00	
Tax Service Fee Corelogic Tax Services			123.00	
Membership Fee Travis Credit Union			10.00	
Prepaid Interest			467.28	
\$58.41 per day from 11/23/21 to 12/01/21				
Travis Credit Union				
Homeowner's Insurance Travis Credit Union			203.25	
3.000 Months at \$67.75 per Month				
Property Taxes Travis Credit Union			6,229.15	
5.000 Months at \$1,245.83 per Month				
Aggregate Adjustment Travis Credit Union				271.00
Lender Cure				84.50
Lender Credit to Buyers				3,366.08
TITLE & ESCROW CHARGES				
Title - Escrow Fee Chicago Title Company			2,070.00	
Title - Lender's Title Insurance Chicago Title Company			480.00	
Title - Mobile Notary/Signing Fees First Class Signing Service			175.00	
Title - Recording Service Fee EPN			14.00	
Title - Owner's Title Insurance Chicago Title Company			1,135.00	
Policies to be issued:				
Owners Policy				
Coverage: \$997,357.00	Premium: \$1,135.00	Version: ALTA Homeowner's Policy of Title Insurance 2013		
Loan Policy				
Coverage: \$897,621.00	Premium: \$480.00	Version: ALTA Loan Policy 2006		
GOVERNMENT CHARGES				
Recording Fees Chicago Title Company			129.00	

		\$	DEBITS	\$	CREDITS
GOVERNMENT CHARGES					
Recording Fees	\$23.00				
Deed	\$26.00				
Mortgage	\$80.00				
San Joaquin County Transfer Tax	Chicago Title Company				1,097.25
HOA CHARGES					
Architectural Processing Fee	Seabreeze Management Company				50.00
HOA Dues - 1 month	Tracy Hills Phase 1 Community Association				64.50
Post Processing Fee	Seabreeze Management Company				105.00
MISCELLANEOUS CHARGES					
Homeowner's Insurance Premium	Hippo Insurance- Spinnaker Trust				813.00
Selling Broker Credit to Buyers Up to \$7500					7,500.00
Subtotals			1,013,459.66		1,013,779.07
Balance Due TO Buyer				319.41	
TOTALS			1,013,779.07		1,013,779.07

**THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY
CHICAGO TITLE COMPANY**



Chicago Title Company, Settlement Agent