

File No: 0105-593998-017
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Officer/Escrow Officer: Michele
Ciprian/PP
Settlement Location:
3130 Crow Canyon Place, Suite 170,
San Ramon, CA 94583


First American Title Company

3130 Crow Canyon Place, Suite 170 • San Ramon, CA 94583
Phone: (925)854-0300 Fax:
Final Settlement Statement



I hereby certify that this is a true and correct copy of the original.
First American Title Company

Property Address: 2741 Lockborne Court, Lathrop, CA 95330
Buyer: John Samuel Dilip Jangam
Seller: KIPER DEVELOPMENT, INC.
Lender: Finance of America Mortgage LLC ISAOA/ATIMA
Settlement Date: 04/27/2021
Disbursement Date: 04/27/2021

By  _____

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	560,899.00	Sale Price	560,899.00	
		Deposit: Receipt No. 458228653 on 04/16/2021 by John Samuel Dilip Jangam		49,679.37
		Deposit: Receipt No. 458224806 on 11/18/2020 by John Samuel Dilip Jangam		10,000.00
		Loan Amount - Finance of America Mortgage LLC ISAOA/ATIMA		504,809.00
		Prorations/Adjustments		
	333.33	County Taxes 04/27/21 to 07/01/21 @\$1,875.00/yr	333.33	
11,377.00		Buyer Deposit Directly to Seller		11,377.00
		Loan Charges		
		Loan Charges to Finance of America Mortgage LLC ISAOA/ATIMA		
		Prepaid Interest 04/26/21 to 05/01/21 @\$39.760000/day	198.81	
		Processing Fee	695.00	
		Administration Fee	990.00	
		0.842% of Loan Amount (Points)	4,250.49	
		Appraisal Fee to APEX Appraisal Service, Inc	675.00	
		Reinspection Fee to Apex Appraisal Service, Inc.	250.00	
		Credit Report to CIS Credit Solutions	90.00	
		Impounds		
		Aggregate Adjustment		0.11
		Mortgage Insurance 3 mo(s) @\$40.61/mo	121.83	
		County Property Taxes 3 mo(s) @\$930.16/mo	2,790.48	
		Title Charges & Escrow / Settlement Charges		
		New Home Rate Eagle Owner to First American Title Company	770.00	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		New Home Rate ALTA Loan Policy Extended - 1 to First American Title Company	330.00	
		Recording Services to First American Title Company	10.50	
		New Home Rate - Escrow Fee to First American Title Company	1,650.00	
		Notary/Signing Fee to First American Title Company	167.00	
		Special Messenger Service to First American Title Company	80.00	
		Commission		
8,413.49		Real Estate Commission to Kiper Homes		
15,867.00		Real Estate Commission to eXp Realty of California, Inc.		
		Government Recording and Transfer Charges		
		Record Deed	23.00	
		Record Deed of Trust - 1	53.00	
		Record Notice of Completion	23.00	
		County Documentary Transfer Tax	617.10	
		Payoff(s) and Payment(s)		
		Wells Fargo Bank, N.A. C/O Wells Fargo Home Mortgage		
241,919.45		Principal Balance to Wells Fargo Bank, N.A. C/O Wells Fargo Home Mortgage		
45.00		Reconveyance Fee to Wells Fargo Bank, N.A. C/O Wells Fargo Home Mortgage		
93.00		Recording Fee to Wells Fargo Bank, N.A. C/O Wells Fargo Home Mortgage		
5.00		Notary Fee to Wells Fargo Bank, N.A. C/O Wells Fargo Home Mortgage		
		Miscellaneous		
		Homeowner's Insurance Premium to Farmers Insurance	487.21	
5,608.99		1% Marketing Fee to River Islands Development, LLC		
11,500.00		Deferred Capital Fee to River Islands Development, LLC		
106,500.00		Land Purchase Price to River Islands Development, LLC		
5,000.00		Economic Development Fee to City of Lathrop		
75.00		Fee to CBIA Independent Expenditure Committee		
45.00		Partial Recon Fee to Old Republic Title Company		
406,448.93	561,232.33	Subtotals	575,504.75	575,865.48
		Due To Buyer	360.73	
154,783.40		Due To Seller		
561,232.33	561,232.33	Totals	575,865.48	575,865.48



Escrow Officer: Michele Ciprian