Vesta Settlements Richmond 6806 Paragon Place Suite 301 Richmond, VA 23230 (804) 662-5636

File #: Prepared:

VSR-21-2040 07/14/2021

Property

Buyer

Seller

Lender

6712 Gibe Lane

Settlement Date

Disbursement Date 07/14/2021

07/14/2021

Manager:

John A. Maghamez

23234

North Chesterfield, VA

Section 1 012, Watermark

Townhomes

Raja Billupalli

23578 SE 36th Ct

Sammamish, WA 98075

Sadie Mitchell and

Charmaine Cassandra

Malone

Quicken Loans, LLC

1050 Woodward Avenue

Detroit, MI 48226-1906

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$275,000.00	Sales Price of Property	\$275,000.00	
		Deposit		\$2,500.00
		Loan Amount	i i	\$250,000.00
\$300.00		Seller Credit		\$300.00
		Lender Credit		\$500.00
		Prorations/Adjustments		
\$103.40		County Taxes 07/01/2021 to 07/14/2021		\$103.40
	\$53.83	HOA Dues 07/14/2021 to 07/31/2021	\$53.83	
		Loan Charges	·	
		0.875% of Loan Amount (Points)	\$2,187.50	
		Processing Fee to Quicken Loans, LLC	\$900.00	
		Underwriting to Quicken Loans, LLC	\$350.00	
		Appraisal Fee to Amrock, LLC	\$590.00	
		Credit Monitoring Service to Factual Data	\$4.50	
		Credit Report Fee to Factual Data - FF	\$38.00	
	and the second s	Flood Certification Fee to Corelogic Flood Services	\$9.00	
		Flood Life of Loan Coverage to Corelogic Flood Services	\$5.50	
		Life of Loan Tax Services to Corelogic Tax Services	\$50.00	
		Tax Certification Fee to Amrock, LLC	\$25.00	
		Prepaid Interest (\$16.4900 per day from 07/14/2021 to 08/01/2021)	\$296.82	
		Impounds		
		Homeowner's insurance \$53.42 per month for 3 mo.	\$1.60.26	*****
		Property taxes \$208.12 per month for 5 mo.	\$1,040.60	
		Aggregate adjustment		\$213.67
		Payoffs/Payments		
223,851.28		Payoff to Mr Cooper		A ST partity Control
		Principal: \$223,851.28		
		Additional Interest : \$0.00		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges		
1		Recording Fees	\$117.00	
		Deed: \$52.00		
		Mortgage: \$65.00		
\$137.50		Grantor Tax (County Deed Taxes) to Chesterfield County Clerk of Circuit Court		
\$137.50		Grantor Tax (State Deed Taxes) to Chesterfield County Clerk of Circuit Court		
	Control of the Contro	Recordation Tax (County Deed Taxes) to Chesterfield County Clerk of Circuit Court	\$229.17	
		Recordation Tax (County Security Instrument Taxes) to Chesterfield County Clerk of Circuit Court	\$208.33	
		Recordation Tax (State Deed Taxes) to Chesterfield County Clerk of Circuit Court	\$687.50	
		Recordation Tax (State Security Instrument Taxes) to Chesterfield County Clerk of Circuit Court	\$625.00	
		Commissions		
\$8,250.00		Listing Agent Commission to RE/MAX Action Real Estate		
\$8,250.00		Selling Agent Commission to BHHS PenFed Realty		
		Title Charges		
		Title - Archive Fee to Vesta Settlements Richmond	\$45.00	***************************************
		Title - CPL Premium (Lender) to First American Title Insurance Company	\$35.00	
		Title - Delivery/Wire Fees to Vesta Settlements Richmond	\$50.00	
		Title - Lender's Title Policy to First American Title Insurance Company (\$38.00 POC by Others)	\$725.00	
		Title - Settlement Fee to Vesta Settlements Richmond	\$385.00	
		Title - Title Commitment to Vesta Settlements Richmond	\$85.00	
		Title - Title Examination to Vesta Settlements Richmond	\$100.00	
		Title - Title Search to Amarisearch, Inc.	\$100.00	
		Title - Owner's Title Policy to First American Title Insurance Company (\$0.00 POC by Others)	\$784.00	
		Miscellaneous Charges		
\$620.00		Deed Prep to Lafayette, Ayers & Whitlock, PLC		
\$50.00		Delivery/Wire Fees to Vesta Settlements Richmond		
		HOA - Capital Contribution to Watermark Homeowners Association Inc	\$270.00	
\$322.50		HOA - Current owner balance + 13.50 penalty to Watermark Homeowners Association Inc		
\$314.08		HOA - Disclosure Package to myStreet Community Managagement		
		HOA - Prepaid Assessment to Watermark Homeowners Association Inc	\$95.00	
\$50.00		HOA - Rush Fee to myStreet Community Managagement		
		HOA - Transfer Fee to myStreet Community Managagement	\$58.69	
\$75.00		Payoff/Release Processing to Vesta Settlements Richmond		
\$80.00		WDI Inspection to ChemShield		
		Homeowner's Insurance Premium to Travelers Insurance	\$641.00	
Selle	•		D. N.	
Debit	Credit		Debit Buye	Credit
242,541:26	\$275,053.83	Subtotals	\$285,951.70	\$253,617.
242,341:20	+275,030.00	Due from Buyer	\$203,731.7U	\$32,334.
\$32,512.57		Due to Seller		\$32,334.0
275,053.83	\$275,053.83	Totals	\$285,951.70	\$285,951.

See signature addendum

## Signature Addendum

Settlement Agent

Acknowledgement	
We/I have carefully reviewed the Settlement Statement and find it to be a t account or by me in this transaction and further certify that I have received We/I authorize Vesta Settlements Richmond to cause the funds to be disbu	a copy of the Settlement Statement.
Raja Billupalli	Sadie Mitchell by Muchael Caffette Sadie Mitchell
	Charmaine Charma