ALTA Buyer's Settlement Statement

Lake Title LLC 1101 East 78th Street Ste 315 Bloomington, MN 55420 (612) 424-3444

File #: 22-3173-KM Property 13560 Technology Drive Settlement Date 11/23/2022 Prepared: 11/18/2022 Disbursement Date 11/23/2022 Eden Prairie, MN 55344 Closer: Kelly Mayer Buyer Manikanta Thangallapally 876 Redmond Drive Carver, MN 55315 Seller James W. Keeler, Jr. and Kathleen Daly Lender Lake Area Mortgage, A Division of Royal Credit Union 1200 West County Road E 200 Arden Hills, MN 55112

Description	Buyer	
	Debit Debit	Credit
Primary Charges & Credits		
Sales Price of Property	\$245,000.00	
Deposit		\$2,500.00
Loan Amount		\$240,562.00
Lender Credit		\$0.06
Commission Credit		\$5,000.00
Prorations/Adjustments		
County Taxes 11/23/2022 to 01/01/2023	\$273.24	
HOA 11/23/2022 to 12/01/2022	\$79.44	
Loan Charges		
0.625% of Loan Amount (Points)	\$1,503.51	
Origination Fee to Lake Area Mortgage, A Division of Royal Credit Union	\$2,364.25	
Processing Fee to Lake Area Mortgage, A Division of Royal Credit Union	\$400.00	
Underwriting Fee to Lake Area Mortgage, A Division of Royal Credit Union	\$750.00	
Appraisal Fee to Lamont Valuation & Consulting	\$560.00	
Condo Questionaire to First Service Residential	\$300.00	
Credit Report Fee to Partners Credit & Verification Solutions	\$57.40	
Doc Prep Fee to Doc Magic	\$33.00	
Flood Certification Fee & Life of Loan to Corelogic	\$16.50	
MERS Fee to Mers Inc.	\$24.95	
Up Front Mortgage Insurance Premium to US Dept of HUD	\$4,137.43	
Prepaid Interest (from 11/23/2022 to 12/01/2022)	\$349.31	
Impounds		
Property taxes \$214.86 per month for 4 mo.	\$859.44	
Government Recording and Transfer Charges		
Recording Fees	\$92.00	
Deed: \$46.00		
Mortgage: \$46.00		
Conservation Fee (County Security Instrument Taxes) to Hennepin County Recording Office	\$5.00	

Description	Buyer		
	Debit	Credit	
Mortgage Registration Tax (State Security Instrument Taxes) to Hennepin County Recording Office	\$577.35		
Commissions			
Commission - Broker Admin Fee to Bridge Realty, LLC	\$595.00		
Title Charges			
Title - Lender's Title Policy to Lake Title LLC	\$455.25		
Title- Closing Fee to Lake Title LLC	\$225.00		
Title- Services/Production Fee to Lake Title LLC	\$775.00		
Title - Owner's Title Policy to Lake Title LLC	\$382.25		
Miscellaneous Charges			
HOA- December Dues to Southwest Station Homeowners Association	\$298.00		
HOA- Move In Fee to Southwest Station Homeowners Association	\$100.00		
HOA- New Account Set Up to FirstService Residential Minnesota	\$110.00		
	Debit	Credit	
Subtotals	\$260,323.32	\$248,062.06	
Due from Buyer		\$12,261.26	
Totals	\$260,323.32	\$260,323.32	

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 mp in this transaction and further certify that I have received a copy of the Settlement Statement.

11 23 22 Date

We/Jauthorize Lake Title LLC to cause the funds to be disbursed in accordance with this statement.