

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

ALTA Buyer's Settlement Statement

File #:	22-3173-KM	Property	13560 Technology Drive	Settlement Date	11/23/2022
Prepared:	11/18/2022		1318	Disbursement Date	11/23/2022
Closer:	Kelly Mayer		Eden Prairie, MN 55344		
		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	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 Questionnaire 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	

