

Hervey & Hervey, P.A.
ALTA Universal ID
1151 Executive Circle, Ste. 102
Cary, NC 27511

File No./Escrow No.: 8692-R9395
Print Date & Time: November 23, 2022 at 01:54:PM
Officer/Escrow Officer: Hervey & Hervey, P.A.
Settlement Location: 1151 Executive Circle, Suite 102, Cary, NC 27511

Property Address: 2027 Attend Crossing, Lot 26, Hidden Valley
Fuquay-Varina, NC 27526

Borrower: Nanditha Tula and Vamshi Jayaprakash Vardhan Rao Jangili
Seller: Pulte Home Company, LLC
Lender: Pulte Mortgage LLC
Settlement Date: November 28, 2022
Disbursement Date: November 28, 2022

| Seller | | Description | Borrower/Buyer | |
|---|---------------|--|----------------|---------------|
| Debit | Credit | | Debit | Credit |
| Financial | | | | |
| | \$ 590,000.00 | Sale Price of Property | \$ 590,000.00 | |
| | | Deposit | | \$ 29,500.00 |
| | | Loan Amount | | \$ 531,000.00 |
| \$ 17,655.00 | | Seller Credit | | \$ 17,655.00 |
| \$ 29,500.00 | | Excess Deposit | | |
| Prorations/Adjustments | | | | |
| | \$ 250.00 | Survey Reimbursement | \$ 250.00 | |
| Loan Charges to Pulte Mortgage LLC | | | | |
| | | 1.625% of Loan Amount (Points) | \$ 8,628.75 | |
| | | Application Fee | \$ 985.00 | |
| | | Underwriting Fee | \$ 370.00 | |
| | | Rate Lock Fee | | |
| | | POC \$ 5,310.00 | | |
| | | Paid by Seller before closing | | |
| | | Prepaid Interest | \$ 272.76 | |
| | | \$90.92466 per day from 11/28/22 to 12/01/22 | | |
| Other Loan Charges | | | | |
| | | Appraisal Fee | \$ 515.00 | |
| | | to Access Appraisal, LLC | | |
| | | Credit Report Fee | \$ 75.50 | |
| | | to Factual Data | | |
| | | Flood Certification Fee | \$ 11.50 | |
| | | to ServiceLink | | |
| | | National Flood | | |
| | | MERS Fee | \$ 24.95 | |
| | | to MERS | | |
| | | Survey Fee | | |
| | | to MSS Land | | |
| | | POC \$ 250.00 | | |
| | | Consultants | | |

ALTA Settlement Statement Combined - Continued

| Seller | | Borrower/Buyer | |
|--|-------------|-------------------------------|--|
| Debit | Credit | Debit | Credit |
| Paid by Seller before closing | | | |
| | | Tax Service Contract | to Master Servicer \$ 49.00 |
| | | Tax Service Contract Setup | to Corelogic \$ 26.00 |
| | | Courier Fee | to Hervey & Hervey, P.A. \$ 40.00 |
| | | Electronic Recording Fee | to CSC \$ 9.20 |
| | | Lender's Title - Agent | to PGP Title \$ 644.15 |
| | | Lender's Title - UW | to Premier Land Title Insurance Company \$ 87.84 |
| | | Settlement Fee | to Hervey & Hervey, P.A. \$ 800.00 |
| Impounds | | | |
| | | Homeowner's Insurance | \$ 243.51 |
| | | 3 mo @ \$ 81.17 /mo | |
| | | Property Taxes | \$ 1,027.10 |
| | | 2 mo @ \$ 513.55 /mo | |
| | | Aggregate Adjustment | \$ -81.26 |
| Title Charges & Escrow / Settlement Charges | | | |
| Government Recording and Transfer Charges | | | |
| | | Recording Fees | to Wake County Register of Deeds \$ 90.00 |
| | | Deed:\$26.00 Mortgage:\$64.00 | |
| | | Transfer Tax | to Wake County Register of Deeds \$ 1,180.00 |
| Payoffs | | | |
| Miscellaneous | | | |
| \$ 524,162.19 | \$ 5,310.00 | Refund of Rate Lock Fee | |
| | | Builder Direct Pay | to Pulte Home Company, LLC |
| | | HOA Capital Contribution | to Hidden Valley HOA \$ 500.00 |
| | | HOA Dues thru 12/31 | to Hidden Valley HOA \$ 62.70 |
| | | Owner's Title - Agent | to PGP Title \$ 56.37 |
| | | Owner's Title - UW | to Premier Land Title Insurance Company \$ 7.69 |
| | | Property Management Fee | to Charleston Management Group \$ 96.00 |
| \$ 100.00 | | Seller Document Preparation | to Hervey & Hervey, P.A. |
| | | HOA Future Dues | to Hidden Valley HOA \$ 689.24 |

ALTA Settlement Statement Combined - Continued

| Seller | | | | | Borrower/Buyer | |
|---------------|---------------|-------------------------------|---------------------------------|---------------|----------------|---------------|
| Debit | Credit | | | Debit | Credit | |
| | | Homeowner's Insurance Premium | to Praetorian Insurance Company | \$ 974.00 | | |
| | | 12 Months Property Taxes | to Wake County Tax / | \$ 21.53 | | |
| \$ 216.62 | | | | | | |
| \$ 571,633.81 | \$ 595,560.00 | Subtotals | | \$ 607,656.53 | | \$ 578,155.00 |
| \$ 23,926.19 | | Balance Due FROM | | | | \$ 29,501.53 |
| \$ 595,560.00 | \$ 595,560.00 | Balance Due TO | | | | |
| | | TOTALS | | \$ 607,656.53 | | \$ 607,656.53 |

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Hervey & Hervey, P.A. to cause the funds to be disbursed in accordance with this statement.

Nanditha Tula

Vamshi Jayaprakash Vardhan Rao Jangili

Pulte Home Company, LLC

Hervey & Hervey, P.A., Escrow Officer