

Chicago Title Company

22320 Foothill Blvd., Suite 180, Hayward, CA 94541
Phone: (510)244-5930 | Fax: (510)372-0654

FINAL BORROWER'S STATEMENT

<p>Settlement Date: September 25, 2020 Disbursement Date: September 25, 2020</p>	<p>Escrow Number: FWAC-5872001057 Escrow Officer: Linda Bevilacqua Email: Linda.Bevilacqua@ctt.com</p>
<p>Borrower: Sudheer K. Peddineni Kalava and Alekhya Reddy Pothu 24 Union Square, 133 Union City, CA 94587</p>	
<p>Seller: Pavel A. Gerasimov and Elena A. Gerasimov Revocable Trust 2767 Tribune Avenue Hayward, CA 94542</p>	
<p>Property: 2767 Tribune Avenue Hayward, CA 94542 Parcel ID(s): 081D-1645-027-00</p>	
<p>Lender: Guaranteed Rate Inc. 3940 N. Ravenswood Avenue Chicago, IL 60613 Loan Number: 203184391</p>	
<p>Lender: Alaska USA Federal Credit Union c/o Symmetry 6600 Peachtree Dunwoody Road, Building 300, Suite 125, Attn: Shipping Dept. / Doc. Control Atlanta, GA 30328</p>	

	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION				
Sale Price of Property			1,145,000.00	
Deposit				34,050.00
Loan Amount	Guaranteed Rate Inc.			765,600.00
Loan Amount	Alaska USA Federal Credit Union			264,785.00
Buyers Funds to Close				20,000.00
Buyers Funds to Close				53,000.00
3rd Party Deposit-Shivananda R. Eddy				10,000.00
Funds Transferred from 2nd Loan				263,601.00
PRORATIONS/ADJUSTMENTS				
County Taxes/081D-1645-027-00 at \$4,398.29	07/01/20 to 09/25/20 (\$4,398.29 / 180 X 84 days)			2,052.54
NEW LOAN CHARGES - Guaranteed Rate Inc.				
Total Loan Charges: \$1,710.32				
Lender Fees	Guaranteed Rate Inc.		1,140.00	
Application Fee	Guaranteed Rate Inc.		150.00	
Appraisal Fee	Mahoney Appraisal			
\$694.00 paid outside closing by Borrower				
Credit Report	Factual Data		12.75	
Undisclosed Debt	Factual Data by CBC		31.25	
Prepaid Interest			376.32	
\$62.72 per day from 09/25/20 to 10/01/20				
Guaranteed Rate Inc.				
NEW LOAN CHARGES - Alaska USA Federal Credit Union				
Total Loan Charges: \$325.00				
Origination Fee	Alaska USA Federal Credit Union		325.00	
TITLE & ESCROW CHARGES				
Title - ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)	Chicago Title Company		25.00	
Title - Concurrent Loan Services - 2nd	Chicago Title Company		150.00	
Title - CLTA 100-06 - Restrictions, Encroachments & Minerals	Chicago Title Company		0.00	
Title - Lender's Title Insurance - 2nd	Chicago Title Company		505.00	
Title - CLTA 116-06 - Designation of Improvements, Address	Chicago Title Company		0.00	
Title - Signing Services - 2nd	Nancy Dumon		150.00	
Title - Concurrent Loan Escrow Services	Chicago Title Company		340.00	
Title - Escrow Fee	Chicago Title Company		1,700.00	

		\$	DEBITS	\$	CREDITS
TITLE & ESCROW CHARGES					
Title - Lender's Title Insurance	Chicago Title Company		2,419.00		
Title - Notary/Signing Services	Nancy Dumon		200.00		
Title - Recording Service Fee	SPL		14.00		
Title - Owner's Title Insurance	Chicago Title Company		1,425.00		
Policies to be issued:					
Owners Policy					
Coverage: \$1,145,000.00 Premium: \$2,650.00 Version: ALTA Homeowner's Policy of Title Insurance 2013					
Loan Policy					
Coverage: \$765,600.00 Premium: \$1,194.00 Version: ALTA Loan Policy 2006					
Loan Policy					
Coverage: \$264,785.00 Premium: \$505.00					
GOVERNMENT CHARGES					
Recording Fees	Chicago Title Company		99.00		
Deed	\$30.00				
Mortgage	\$69.00				
Recording Fees - 2nd	Chicago Title Company		54.00		
Hayward City Transfer Tax (\$9,732.50)	Chicago Title Company		4,866.25		
MISCELLANEOUS CHARGES					
CDF Transfer from 2nd Loan to 1st	Transfer Loan Proceeds		263,601.00		
Credit from Selling Broker					14,312.50
Subtotals			1,422,583.57		1,427,401.04
Balance Due TO Borrower					4,817.47
TOTALS			1,427,401.04		1,427,401.04

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY
CHICAGO TITLE COMPANY



Chicago Title Company, Settlement Agent

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES