

# Closing Disclosure

## Closing Information

**Date Issued** 09/21/2022  
**Closing Date** 09/27/2022  
**Disbursement Date** 09/27/2022  
**Settlement Agent** Chicago Title Company  
**File #** FWAC-5982200683  
**Property** 2767 Tribune Avenue  
 Hayward, CA 94542

**Sale Price** \$1,585,000

## Summaries of Transactions

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$1,589,000.00</b>
01 Sale Price of Property	\$1,585,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Listing Agent Credit to Seller	\$4,000.00
04	
05	
06	
07	
08	

### Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes	
10 County Taxes	
11 Assessments	
12	
13	
14	
15	
16	

**N. Due from Seller at Closing** **\$1,093,106.35**

01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$87,826.40
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan to Chase	\$732,985.64
05 Payoff of Second Mortgage Loan to Cenlar Central Lo	\$268,756.81
06	
07	

08 Seller Credit

09	
10	
11	
12	
13	

### Adjustments for Items Unpaid by Seller

14 City/Town Taxes	
15 County Taxes/081D-1645-02 07/01/22 to 09/27/22	\$3,537.50
16 Assessments	
17	
18	
19	

### CALCULATION

Total Due to Seller at Closing (M)	\$1,589,000.00
Total Due from Seller at Closing (N)	-\$1,093,106.35
<b>Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller</b>	<b>\$495,893.65</b>

## Transaction Information

**Buyer** Jared S Price and Tianning Liu  
 581 S. 22nd Street  
 San Jose, CA 95116

**Seller** Sudheer K. Peddineni Kalava and Alekhya Reddy Pothu  
 2767 Tribune Avenue  
 Hayward, CA 94542

## Contact Information

### REAL ESTATE BROKER (B)

<b>Name</b>	Compass APR
<b>Address</b>	900 Main Street Suite 101 Pleasanton, CA 94566
<b>CA License ID</b>	01079009
<b>Contact</b>	Eileen Manger
<b>Contact CA License ID</b>	02003972
<b>Email</b>	eileen.manger@compass.com
<b>Phone</b>	(925)251-1111

### REAL ESTATE BROKER (S)

<b>Name</b>	Remax Accord
<b>Address</b>	5980 Stoneridge Drive #122 Pleasanton, CA 94588
<b>CA License ID</b>	01491373
<b>Contact</b>	Sonya Shastri
<b>Contact CA License ID</b>	
<b>Email</b>	sonya@finevalleyhomes.com
<b>Phone</b>	(925)997-7653

### SETTLEMENT AGENT

<b>Name</b>	Chicago Title Company
<b>Address</b>	3825 Hopyard Road Suite 101 Pleasanton, CA 94588
<b>CA License ID</b>	2993-4
<b>Contact</b>	Liz Young
<b>Contact CA License ID</b>	
<b>Email</b>	Liz.Young@CTT.com
<b>Phone</b>	(925)598-3711



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

# Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
<b>A. Origination Charges</b>		
01 % of Loan Amount (Points)		
02 Origination Fee to Wells Fargo Bank NA		
03		
04 Underwriting Fee to Wells Fargo Bank NA		
05		
06		
07		
08		
<b>B. Services Buyer Did Not Shop For</b>		
01		
02		
03 Flood Certification to Wells Fargo Bank NA		
04		
05		
06		
07		
08		
09		
10		
<b>C. Services Buyer Did Shop For</b>		
01		
02 Title - ALTA 9-06 - Restrictions, Encroachments, Minerals 2012 to Chicago Title Company		
03 Title - CALFIRPTA Processing Fee to Chicago Title Company	\$45.00	
04 Title - CLTA 116-06 - Designation of Improvements, Address to Chicago Title Company		
05		
06 Title - Courier Fee to Chicago Title Company		
07		
08		
09 Title - Mobile Signing Fee		
10 Title - Notary Fee		
11		
12 Title - Notary/Signing Fee-Alekhyia to First Class Signing Service	\$175.00	
13 Title - Notary/Signing Fee-Sudheer to First Class Signing Service	\$175.00	
14		

# Closing Cost Details

Other Costs	Seller-Paid	
	At Closing	Before Closing
<b>E. Taxes and Other Government Fees</b>		
01 Recording Fees Deed: \$39.00 Mortgage: \$69.00	\$30.00	
02 Alameda County Transfer Tax to Chicago Title Company	\$1,743.50	
03 Hayward City Transfer Tax to Chicago Title Company	\$6,736.25	
04		
<b>F. Prepays</b>		
01		
02 Mortgage Insurance Premium ( mo.)		
03		
04 Property Taxes-Defaulted Taxes, thru Sept 2022 ( mo.) to Alameda County Tax Collector	\$8,502.65	
05		
<b>G. Initial Escrow Payment at Closing</b>		
01 Homeowner's Insurance		
02 Mortgage Insurance		
03 Property Taxes		
04		
05		
06		
07		
08 Aggregate Adjustment		
<b>H. Other</b>		
01 Commission - Listing Agent to Remax Accord	\$30,115.00	
02 Commission - Selling Agent to Compass APR	\$39,625.00	
03 Home Warranty to Fidelity National Home Warranty	\$580.00	
04 Natural Hazard Disclosure to JCP-LGS Reports Natural Hazard Disclosures	\$99.00	
05		
06		
07		
08		
<b>J. TOTAL CLOSING COSTS</b>	<b>\$87,826.40</b>	

# Closing Disclosure - Attachment

**Buyer:** Jared S Price  
 Tianning Liu  
 581 S. 22nd Street  
 San Jose, CA 95116

**Seller:** Sudheer K. Peddineni Kalava  
 Alekhya Reddy Pothu  
 2767 Tribune Avenue  
 Hayward, CA 94542

**Settlement Agent:** Chicago Title Company  
 3825 Hopyard Road  
 Suite 101  
 Pleasanton, CA 94588  
 (925)598-3711

**Closing Date:** September 27, 2022

**Disbursement Date:** September 27, 2022

**Property Location:** 2767 Tribune Avenue  
 Hayward, CA 94542

Payoffs	Seller Paid at Closing	Seller Paid Before Closing
<b>Seller's Transactions-Due from Seller at Closing</b>		
N.04 Chase	\$732,985.64	
Payoff of First Mortgage Loan		
Principal Balance	\$731,089.94	
Additional Interest	\$1,796.70	From: 09/01/22 Through: 10/01/22 @ 59.890000 Per Diem
Recording Cost	\$99.00	
Total Payoff	\$732,985.64	
N.05 Cenlar Central Loan Administration & Reporting	\$268,756.81	
Payoff of Second Mortgage Loan		
Principal Balance	\$264,785.00	
Interest Charged	\$3,170.17	Interest To: 09/30/22
Accrued Late Charge	\$231.64	
Annual Fee Due	\$250.00	
Recording Fee	\$200.00	
Statement Fee	\$120.00	
Total Payoff	\$268,756.81	