

Sterling Law ®
Cary Branch
5000 Centregreen Way, 5th Floor, Suite 500
Cary, North Carolina 27513
919-444-2600

File No./Escrow No.: 220615G1
Print Date & Time: February 8, 2022 at 1:29 PM
Officer/Escrow Officer: Ashley H. Ray
Settlement Location: Sterling Law - Cary Branch
Property Address: 2444 Slate Rock Drive, Wake Forest, NC 27587
Borrower: SridharRao Muthineni and Sireesha Haripanthulu
Seller: Kalpesh Vyas and Komal Vyas
 Gaurav Vyas
Lender: Provident Funding Associates, LP (VA)
Settlement Date: February 8, 2022
Disbursement Date: February 8, 2022

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	478,000.00	Sale Price of Property	478,000.00	
		Deposit including earnest money		10,000.00
		Loan Amount		453,000.00
		Lender Credit	-624.20	
Prorations/Adjustments				
366.06		County Taxes from 01/01/22 to 02/08/22		366.06
	50.00	HOA Dues (Feb) from 02/08/22 to 02/28/22	50.00	
15,000.00		Due Diligence Fee		15,000.00
		Realtor Credit		5,700.00
Loan Charges to Provident Funding Associates, LP (VA)				
		Admin Fee	1,050.00	
		Origination Fee		
		Lender Paid before closing 4,530.00		
		Appraisal Fee		
		Borrower Paid before closing 640.00		
		Credit Report Fee	39.50	
		Verification of Employment Fee	47.95	
		Prepaid Interest	825.72	
		39.32 per day from 02/08/22 to 03/01/22		
Impounds				
		Homeowner's Insurance	194.25	
		64.75 per month for 3 mo.		
		Property Taxes	1,427.50	
		285.50 per month for 5 mo.		
		Aggregate Adjustment	-571.00	
Title Charges				
		Title - Lender's title insurance	Sterling Title Insurance Agency, LLC	706.36
		Title - Owner's title insurance (optional)	Sterling Title Insurance Agency, LLC	278.99
		Title - Buyer Settlement Fee	Sterling Title ®	395.00
		Title - Title Exam	Sterling Law ®	595.00
250.00		Title - Seller Settlement Fee	Sterling Title ®	
Commission				
599.00		Real Estate Commission	Homelister, Inc	
11,472.00		Real Estate Commission	Eastside Realty, LLC	

ALTA Settlement Statement - Combined - Continued

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Government Recording and Transfer Charges				
		Record Deed	Recording Fees	48.00
		Record Trust/Deed Mortgage	Recording Fees	86.00
956.00		Excise Tax	Recording Fees	
Payoff(s)				
322,856.92		Payoff of First Mortgage Loan	State Employees' Credit Union	
		as of 02/08/22		
		Principal Balance \$322,646.44		
		Includes additional interest for		
		8 Days @ 26.31 per diem		
Other Charges				
		Homeowner's Insurance Premium	Homeowners of America Insurance Com	777.00
70.00		Payoff Delivery (1st Mortgage)	Sterling Title ®	
195.00		Deed/Document Preparation	Sterling Law ®	
		HOA Dues (April)	Homeowners Association of Stonegate	70.00
70.00		HOA Dues (Feb)	Homeowners Association of Stonegate	
		HOA Dues (June)	Homeowners Association of Stonegate	70.00
		HOA Dues (March)	Homeowners Association of Stonegate	70.00
		HOA Dues (May)	Homeowners Association of Stonegate	70.00
25.00		HOA Service/Delivery Fee	HomeWiseDocs.com	
125.00		HOA Transfer Fee	PPM, Inc	
		HOA Working Capital	Homeowners Association of Stonegate	105.00
		Loan Package Delivery / Courier	Sterling Title ®	45.00

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
351,984.98	478,050.00	Subtotals	483,756.07	484,066.06
		Due To Borrower	309.99	
126,065.02		Due To Seller		

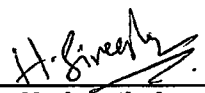
I have carefully reviewed the settlement statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction, and I authorize disbursement of funds thereunder. Final recording and disbursement is subject to fulfillment of all prerequisites. I acknowledge that on occasion there may be an unintentional misentry, missing entry, or miscalculation on the settlement statement. Settlement agent may make any necessary and/or appropriate corrections to the settlement statement provided that I am given a copy of the corrected settlement statement. Should the corrections increase the amount I owe to settlement agent or another party I agree to make prompt payment to the party owed. If the exact amount of any real estate taxes is not known on the closing date tax prorations are estimated based upon the best available information at the time of closing. Should there need to be further adjustment of tax prorations upon the final tax bill being rendered then the parties agree to make adjustment directly between them. There shall be no re-proration of real estate taxes after closing by settlement agent. In order to avoid post-closing adjustment of insubstantial amounts, I agree to waive the return of amounts fifty dollars or less and settlement agent will likewise agree to forego recovery against me of any shortages fifty dollars or less. I represent that to the best of my knowledge and belief the amounts shown on the settlement statement are sufficient to pay and discharge all secured debts against the subject property. Should there be an existing equity line of credit secured against the subject property to be released as part of closing I agree to take no further draws. Should settlement agent and/or the title insurer advance sums to obtain release of secured debt against the property which I owe, or advance any other sums I owe, I agree to immediately reimburse the party so advancing funds. Should I fail to make reimbursement for seven days upon written demand then interest shall accrue on the unpaid balance at the rate of one-and-a-half percent per month and I shall be liable for collection costs, including, but not limited to, court costs and attorneys' fees. I acknowledge and agree that certain charges on the settlement statement, including but not limited to overnight/courier and recording fees, may not reflect the actual costs and in fact may be more than the actual costs to the settlement agent. The additional amount(s) may vary and are to help cover the administrative aspects of handling the particular item or service. I hereby consent to and accept the above-referenced up-charges. I understand that the settlement statement is a record of the transaction and I authorize its dissemination to the parties to this transaction, their agents, and all payees on the settlement statement. The parties further acknowledge and agree that it is customary that Settlement Agent will provide copies of the settlement statement in the normal course of business to other third parties who have a connection to the transaction but might not be a payee on the settlement statement. Other parties may request or require that the settlement statement be in a different format, and settlement agent may accordingly reformat the settlement statement, such as in an ALTA, HUD-1, or Closing Disclosure format. Without limiting any other authority, the undersigned grant(s) settlement agent the authority to make corrections to and re-record any closing documents to the extent that the correction is to a nonmaterial typographical or other minor error, within the meaning of N.C.G.S. § 47-36.1, or to an obvious description error, within the meaning of N.C.G.S. § 47-36.2. The parties agree that this transaction may be conducted by electronic means, including the signing of this settlement statement and settlement agreement. The settlement statement and settlement agreement may be signed in one or more counterparts which, when assembled, constitutes one signed settlement statement and settlement agreement. The foregoing settlement agreement is deemed to be part of the settlement statement and by acknowledging the settlement statement I am also indicating my consent to this settlement agreement. This settlement agreement, together with any other agreements with settlement agent, are made in compliance with N.C.G.S. § 45A-8(b).

[SIGNATURES TO FOLLOW]

**BUYER SIGNATURE ADDENDUM TO
SETTLEMENT STATEMENT AND SETTLEMENT AGREEMENT**



Sridhar Rao Muthineni



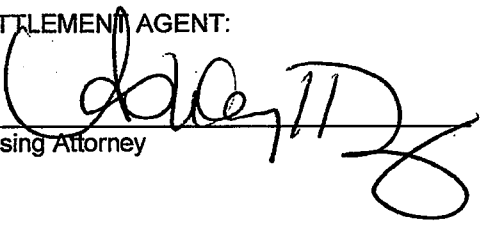
Sireesha Haripanthulu

Dated: February 7, 2022

SETTLEMENT AGENT:

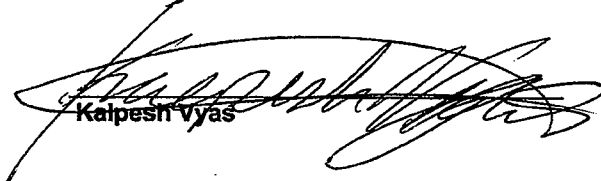
By:

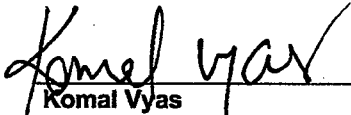
Closing Attorney

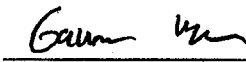


Dated: February 7, 2022

SELLER SIGNATURE ADDENDUM TO
SETTLEMENT STATEMENT AND SETTLEMENT AGREEMENT


Kalpesh Vyas


Komal Vyas


Gaurav Vyas

Dated: February 7, 2022