

File No./Escrow No.: 6216998ERIE

Kharva Law Office LLC

Print Date & Time: 10/27/2022 9:10:59 PM

Officer/Escrow Officer: Kharva Law Office, LLC

227 Warren Avenue**Berwyn, PA 19312**Settlement Location: 227 Warren Avenue
Berwyn, PA 19312Property Address: 25 Addison Lane
Malvern, PA 19355

Buyer: Srinivasa Rao Kopuri and Akshara Pratapaneni

Seller: Rajkumar Pandiyan and Geetha Venkatasamy Munusamy

Lender: LoanDepot.com ISAOA ATIMA

Loan#: 400831924

Settlement Date: 10/28/2022

Disbursement Date: 10/28/2022

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
		Sales Price of Property	610,000.00	
		Deposit including earnest money		30,000.00
		Loan Amount		510,000.00
	610,000.00	Purchase Price		
		Prorations/Adjustments		
		Lender Credit		4,091.88
	20.76	City/Town Taxes from 10/28/2022 to 12/31/2022	20.76	
	212.31	County Taxes from 10/28/2022 to 12/31/2022	212.31	
	20.81	Assessment Taxes from 10/28/2022 to 10/31/2022	20.81	
		School Tax from 10/28/2022 to 6/30/2023	3,993.92	
		Broker Credit		7,625.00
		Sewer Adjustments from 10/1/2022 to 10/28/2022		30.43
	3,993.92	School Tax from 10/28/2022 to 6/30/2023		
30.43		Sewer Adjustments from 10/1/2022 to 10/28/2022		
		Loan Charges to LoanDepot.com ISAOA ATIMA		
		Buydown Fee to LoanDepot.com ISAOA ATIMA	4,088.40	
		Processing Fee to LoanDepot.com ISAOA ATIMA	595.00	
		Underwriting Fee to LoanDepot.com ISAOA ATIMA	695.00	
		Prepaid Home Insurance Premium for 12 months ASI Corp	825.00	
		Prepaid Interest (\$103.05 per day from 10/28/2022 to	412.20	

Note: POC B: Paid Outside Closing by the Borrower/Buyer,

POC S: Paid Outside Closing by the Seller,

PBO: Paid by Other.

		11/1/2022)		
		Other Loan Charges		
		Credit Report to Corelogic Credco	22.39	
		Flood Certificate Fee to Servicelink National Flood LLC	5.00	
		MERS Registration Fee to MERS	24.95	
		Tax Service Fee to Corelogic	68.00	
		Impounds		
		Homeowner's Insurance \$68.75 per month for 3 mo.	206.25	
		Property Taxes \$10.07 per month for 9 mo.	90.63	
		County Property Taxes \$102.96 per month for 11 mo.	1,132.56	
		School Property Taxes \$518.55 per month for 5 mo.	2,592.75	
		Aggregate Adjustment	-1,345.59	
		Title Charges & Escrow / Settlement Charges		
		Title - Settlement Agent Fee to Kharva Law Office, LLC	2,100.00	
		Title - Lender's Title Insurance to First American Title Guaranty Company	725.00	
		Title - Closing Protection Letter Fee to First American Title Guaranty Company	125.00	
		Title - Insurance Binder to First American Title Guaranty Company	15.00	
		Title - Endorsements to First American Title Guaranty Company	367.50	
		Title - E-Recording Fee to Recorder of Deeds	11.70	
		Title - Owner's Title Insurance (optional) to First American Title Guaranty Company	145.00	
		Commission		
15,250.00		Commission -Selling to United Real Estate		
6,100.00		Commission - Listing to Realty Mark Cityscape		
		Government Recording and Transfer Charges		
		Govt recording charges	247.50	
3,050.00		Transfer taxes to State of Pennsylvania	3,050.00	
3,050.00		Transfer taxes to City/County	3,050.00	
		Payoff(s)		
469,181.91		Payoff of First Mortgage Loan		

Note: POC B: Paid Outside Closing by the Borrower/Buyer, POC S: Paid Outside Closing by the Seller, PBO: Paid by Other.

