American Land Title Association

ALTA Settlement Statement - Combined Adopted 05-01-2015

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 19312

Property Address:

25 Addison Lane

Malvern, PA 19355

Buyer:

Srinivasa Rao Kopurl 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	Pananta / Panan	
Debit Credit			Borrower/Buyer	
assau Pehir as (S. Pa)	Clean	Financial	Debit	Credit
			(10,000,00	
		Sales Price of Property	610,000.00	20.000.0
		Deposit including earnest money		30,000.0
		Loan Amount	·	510,000.0
	610,000.00	Purchase Price		
	•	Prorations/Adjustments		
		Lender Credit		4,091.8
	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		30.4
	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	arte minestrature and the second and
		Prepaid Home Insurance Premium for 12 months ASI Corp	825.00	
		Prepaid Interest (\$103.05 per day from 10/28/2022 to	412.20	· · · · · ·

# maan	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	
<u></u>	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	725.00	
	Company	125.00	
	Title - Closing Protection Letter Fee to First American Title Guaranty Company	123.00	
	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	
1.0.101.01	Payoff(s)		
469,181.91	Payoff of First Mortgage Loan		

		Miscellaneous		
		Broker conveyancing Fee to United Real Estate	495.00	
350.00		Broker Conveyancing fee to Realty Mark Cityscape		
		HOA dues November to Linden Hall Homeowners Association	215.00	
		HOA Working Capital to Linden Hall Homeowners Association	500.00	
155.00		Reimbursements tax cert to Enjamuri Swamy		
55.00		Wire Fees/Notary to Kharva Law Office, LLC		
Se	ler		Borrower	/Buyer
Debit	Credit		Debit	Credit
497,222.34	614,247.80	Subtotals	634,707.04	551,747.31
		Due From/To Borrower		82,959.73
117,025.46		Due From/To Seller		
614,247.80	614,247.80	Totals	634,707.04	634,707.04

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 Kharva Law Office LLC to cause the funds to be disbursed in accordance with this statement.

b. I viz Pu		John Marine	
Srinivasa Rao Kopuri	Borrower	Rajkumar Pandiyan	Seller
P. Aleshour		· VHopen	
Akshara Pratapaneni	Borrower	Geetha Venkatasamy Munusamy	Seller

, Escrow Officer