

# Chicago Title of Texas, LLC

1335 E. Whitestone Blvd., Suite Z-100, Cedar Park, TX 78613  
Phone: (512)690-9490 | Fax: (512)548-7779

## MASTER STATEMENT

<b>Settlement Date:</b> November 11, 2022	<b>Escrow Number:</b> CTA2204091
<b>Disbursement Date:</b> November 14, 2022	<b>Escrow Officer:</b> Diane Myers
<b>Borrower:</b> Muhammed Rafi Shaik	
<b>Seller:</b> Rajashekar Reddy Matta and Karuna Sree Matta	
<b>Property:</b> 253 Crystal Brook Dr Liberty Hill, TX 78642 Lot(s): 13 Block: N S12346 - HIGHLAND MEADOWS Phase: 3C Parcel ID(s): R597427	
<b>Lender:</b> Alliant Credit Union	
<b>Loan Number:</b> 2022865984	

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>			
	523,000.00	523,000.00	
			5,900.00
			485,450.00
<b>PRORATIONS/ADJUSTMENTS</b>			
	111.93	111.93	
14,670.34			14,670.34
<b>COMMISSIONS</b>			
4,800.00			
6,250.00			
<b>NEW LOAN CHARGES - Alliant Credit Union</b>			
<b>Total Loan Charges: \$1,826.49</b>			
		1,350.00	
		57.07	
		11.50	
		10.75	
		64.00	
		1,328.34	
			995.17
<b>TITLE &amp; ESCROW CHARGES</b>			
500.00		500.00	
		100.00	
		5.00	

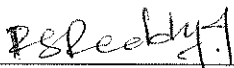
SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
			<b>TITLE &amp; ESCROW CHARGES</b>
			Chicago Title of Texas, LLC
		2.00	Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association
		25.00	T-17 Planned Unit Development to Chicago Title of Texas, LLC
		143.15	T-19 Restrictions, Encroachments, Minerals Endorsement (Residential Mtg) - 2014 to Chicago Title of Texas, LLC
		0.00	T-19.2 Minerals and Surface Damage Loan Policy Endorsement (Eff. 11/1/09) to Chicago Title of Texas, LLC
		20.00	T-30 Amendment of Tax Exception (T-30, T-3 or deletion) to Chicago Title of Texas, LLC
		25.00	T-36 Environmental Protection Lien Endorsement to Chicago Title of Texas, LLC
47.00			Title - Tax Cert to National Tax Net
3,061.00			Title - Owner's Title Insurance to Chicago Title of Texas, LLC
2.00			Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association
			Policies to be issued:
			Owners Policy
			Coverage: \$523,000.00   Premium: \$3,061.00
			Version: Texas Residential Owner Policy of Title Insurance One-To-Four Family Residences (T-1R) - 2014
			Loan Policy
			Coverage: \$485,450.00   Premium: \$100.00
			Version: Loan Policy of Title Insurance (T-2) - 2014
			<b>PAYOFFS</b>
285,842.31			Payoff of First Mortgage Loan to Chase
		285,842.31	Total Payoff
			<b>HOA CHARGES</b>
		219.09	HOA - 1st Quarter Dues to Orchard Ridge Residential Master Community
1,225.00		100.00	HOA - Enhancement Fee to Orchard Ridge Residential Master Community
75.00			HOA - Past Due Balance to Orchard Ridge Residential Master Community
100.00			HOA - Rush Fee to CCMC
			<b>MISCELLANEOUS CHARGES</b>
150.00		225.00	Attorney Doc Prep Fee to Polunsky, Beitel, Green
		1,175.28	Homeowner's Insurance Premium to Allstate
316,722.65	523,111.93	528,473.11	<b>Subtotals</b>
			<b>Balance Due FROM Borrower</b>
			<b>21,457.60</b>
<b>206,389.28</b>			<b>Balance Due TO Seller</b>
523,111.93	523,111.93	528,473.11	<b>TOTALS</b>

**APPROVED and ACCEPTED**

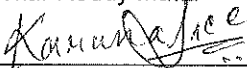
Borrower and Seller understand the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Borrower and Seller understand that tax and insurance proration and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Borrower and Seller direct. The undersigned hereby authorizes Chicago Title of Texas, LLC to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

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. I further certify that I have received a copy of the Settlement Statement.

SELLER:

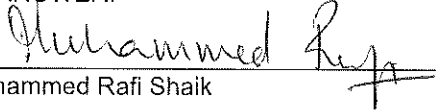
  
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Rajashekar Reddy Matta

  
\_\_\_\_\_

Karuna Sree Matta

BORROWER:

  
\_\_\_\_\_

Muhammed Rafi Shaik

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

  
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Chicago Title of Texas, LLC  
Settlement Agent