Chicago Title of Texas, LLC

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

MASTER STATEMENT

Settlement Date: November 11, 2022

Escrow Number: CTA2204091

Disbursement Date: November 14, 2022

Escrow Officer: Diane Myers

Borrower: Muhammed Rafi Shaik

Seller: Rajashekar Reddy Matta and Karuna Sree Matta

Property: 253 Crystal Brook Dr

Liberty Hill, TX 78642

Lot(s): 13 Block: N S12346 - HIGHLAND MEADOWS Phase: 3C Parcel ID(s): R597427

Lender: Alliant Credit Union

Loan Number: 2022865984

			Loan Num	ber: 2022865984			
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\$	DEBITS	\$	CREDITS		\$ DEBITS	\$	CREDITS
				FINANCIAL CONSIDERATION	 		
			523,000.00	Sale Price of Property	523,000.00		
				Deposit or earnest money			5,900.00
				Loan Amount			485,450.00
				PRORATIONS/ADJUSTMENTS			
			111.93	HOA Prorations / Credit Seller Quarterly at \$219.09 11/15/22-12/31/22	111.93		
	14,670.34			County Taxes at \$16,838.60 01/01/22-11/15/22			14,670.34
				COMMISSIONS			
	4,800.00			Listing Agent Commission to All City Real Estate Ltd. Co			
				\$4,800.00 @ 100.0000% = \$4,800.00 - Surendar Pandilla (All City Real Estate Ltd. Co)			
	6,250.00			Selling Agent Commission to Dreamz Realty LLC \$6,250.00 @ 100.0000% = \$6,250.00 - Saradhi Vallabhajosyula (Dreamz Realty LLC) - Dreamz Realty LLC			
				NEW LOAN CHARGES - Alliant Credit Union Total Loan Charges: \$1,826.49			
				Origination Fee to Alliant Credit Union	1,350.00		
				Appraisal Fee \$625.00 paid outside closing by Borrower			
				Credit Report to Alliant Credit Union	57.07		
				Flood Certification to Alliant Credit Union	11.50		
				Fraud Prevention Fee to Alliant Credit Union	10.75		
				Tax Service to Alliant Credit Union	64.00		
				Prepaid Interest to Alliant Credit Union Alliant Credit Union	1,328.34		
				Lender Credits			995.17
				TITLE & ESCROW CHARGES			
	500.00			Title - Escrow Fee to Chicago Title of Texas, LLC	500.00		
				Title - Lender's Title Insurance to Chicago Title of Texas, LLC	100.00		
				Not Yet Due and Payable Tax Amendment to	5.00		

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\$	DEBITS \$	CREDITS		\$ DEBITS	\$ CREDITS	
			TITLE & ESCROW CHARGES Chicago Title of Texas, LLC		And the second s	
			Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association	2.00		
			T-17 Planned Unit Development to Chicago Title of Texas, LLC	25.00		
			T-19 Restrictions, Encroachments, Minerals Endorsement (Residential Mtg) - 2014 to Chicago Title of Texas, LLC	143.15		
			T-19.2 Minerals and Surface Damage Loan Policy Endorsement (Eff. 11/1/09) to Chicago Title of Texas, LLC	0.00		
			T-30 Amendment of Tax Exception (T-30, T-3 or deletion) to Chicago Title of Texas, LLC	20.00		
			T-36 Environmental Protection Lien Endorsement to Chicago Title of Texas, LLC	25.00		
	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 To-Four Family Residences (T-1R) - 2014			
			Loan Policy Coverage: \$485,450.00 Premium: \$100.00 Version: Loan Policy of Title Insurance (T-2) - 20	14		
			PAYOFFS			
	285,842.31		Payoff of First Mortgage Loan to Chase Total Payoff 285,842.31			
			HOA CHARGES HOA - 1st Quarter Dues to Orchard Ridge Residential Master Community	219.09		
	1,225.00		HOA - Enhancement Fee to Orchard Ridge Residential Master Community	100.00		
	75.00		HOA - Past Due Balance to Orchard Ridge Residential Master Community			
	100.00		HOA - Rush Fee to CCMC			
			MISCELLANEOUS CHARGES			
	150.00		Attorney Doc Prep Fee to Polunsky, Beitel, Green	225.00		
			Homeowner's Insurance Premium to Allstate	1,175.28		
A	316,722.65	523,111.93	Subtotals	528,473.11	507,015.51	
			Balance Due FROM Borrower		21,457.60	
	206,389.28		Balance Due TO Seller			
	523,111.93	523,111.93	TOTALS	528,473.11	528,473.11	
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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 prorations 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:

Rajashekar Reddy Matta

Karuna Šree 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.

Chicago Title of Texas, LLC

Settlement Agent