

SMITH CAVIN & CORBIN, LLC
750 HAMMOND DRIVE
BLDG ELEVEN
ATLANTA, GA 30328
404-256-9000

File No./Escrow No.: 3211899
Print Date & Time: March 10, 2022 at 4:41 PM
Officer/Escrow Officer: KRISTINE S. CAVIN
Settlement Location: SMITH CAVIN & CORBIN, LLC
 750 HAMMOND DR., BLDG 11, ATLANTA, GA 30328
Property Address: 1285 APPLE BLOSSOM DRIVE, CUMMING, GA 30041
 LOT 49 SAYBROOK PARK, PHAE 2, PARCEL ID: 153 207
Borrower: KAMLESH KUMAR PATEL
Seller: NARESH REDDY CHALLA and VISHWADHA KOPPULA
Lender: LAXMI NARAYAN ENTERPRISES, INC. DBA HOMEWITHLOAN.COM ISAOA
Settlement Date: March 11, 2022
Disbursement Date: March 11, 2022

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	580,000.00	Sale Price of Property	580,000.00	
		Deposit including earnest money		15,000.00
		Loan Amount		551,000.00
		Lender Credit	-0.55	
Prorations/Adjustments				
720.74		County Taxes from 01/01/22 to 03/11/22		720.74
	688.50	HOA DUES from 03/11/22 to 12/31/22	688.50	
		HOA INTITIATION FEE	500.00	
		REALTOR CREDIT		2,400.00
70.00		PAYOFF/PROCEEDS HANDLING		
256.00		HOA LETTER (REIMBURSE)		
Loan Charges to HOMEWITHLOAN.COM				
		Prepaid Interest	1,149.17	
		54.7226 per day from 03/11/22 to 04/01/22		
Other Loan Charges				
		ADMIN FEE	1,175.00	
		GRMA FEE	10.00	
		PROCESSING FEE	495.00	
		APPRAISAL FEE		
		Borrower Paid before closing 465.00		
		CREDIT REPORT	33.55	
		FLOOD CERT FEE	9.00	
		E RECORD FEE	9.50	
Impounds				
		Homeowner's Insurance	468.24	
		156.08 per month for 3 mo.		
		Property Taxes	3,328.78	
		475.54 per month for 7 mo.		
		Aggregate Adjustment	-1,248.64	
Title Charges				
		Title - Lender's title insurance	1,588.00	
		Title - Owner's title insurance (optional)	1,466.00	
		Title - Closing Protection Letter Fee	50.00	
		Title - Settlement or closing fee	595.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Title - Title Exam	RICHARD T. SMITH, P.C.	150.00
		Title - UPS Fee	RICHARD T. SMITH, P.C.	50.00
12.00		Title - Wire Handling Fee (CERTIFID)	RICHARD T. SMITH, P.C.	12.00
Commission				
2,400.00		Real Estate Commission	SEKHARS REALTY LLC	
17,900.00		Real Estate Commission	SEKHARS REALTY LLC	
Government Recording and Transfer Charges				
		Record Deed	Clerk of Superior Court	25.00
		Record Trust/Deed Mortgage	Clerk of Superior Court	25.00
		Intangible Tax	Clerk of Superior Court	1,653.00
		Transfer Tax	Clerk of Superior Court	580.00
Payoff(s)				
284,256.75		Payoff of First Mortgage Loan as of 03/11/22 Principal Balance \$284,256.75	DELTA COMMUNITY CREDIT UNION	
Other Charges				
		Homeowner's Insurance Premium	LIBERTY MUTUAL	1,873.00

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
305,615.49	580,688.50	Subtotals	594,684.55	569,120.74
		Due From Borrower		25,563.81
275,073.01		Due To Seller		
580,688.50	580,688.50	TOTALS	594,684.55	594,684.55

ACKNOWLEDGEMENT AND RECEIPT OF
CLOSING DISCLOSURES/SETTLEMENT STATEMENTS

LENDER: LAXMI NARAYAN ENTERPRISES, INC. DBA HOMEWITHLOAN.COM DATE: 03/11/22

PURCHASER(S)/BORROWER(S): KAMLESH KUMAR PATEL

SELLER(S): NARESH REDDY CHALLA and VISHWADHA KOPPULA

PROPERTY ADDRESS: 1285 APPLE BLOSSOM DRIVE, CUMMING, GA 30041

Purchaser/Borrower and Seller acknowledge that each has received, reviewed, and approved the entries appearing on the Closing Disclosures/Settlement Statements, and each acknowledge(s) receipt of copies of same. Furthermore, the parties hereto assert to the best of their knowledge and belief that the Closing Disclosures/Settlement Statements are a true and accurate statement of all receipts and disbursements made on their behalf. Borrower acknowledges receipt of a Borrower's Closing Disclosure, if any, at least three days prior to consummation of the loan transaction. Purchaser/Borrower further acknowledges receipt and disbursement on his/her behalf of the loan proceeds in full. Seller acknowledges receipt and payment in full of the proceeds due Seller from the settlement. Seller warrants the correctness of all payoff amounts for outstanding liens and encumbrances, if any deficiency occurs, Seller shall promptly remit the same to the Settlement Agent. The parties hereto agree that should any inadvertent errors or omissions later be discovered in any document executed at closing, they shall promptly execute such corrective documents and remit such sums as may be required to adjust or correct such errors or omissions. In addition, by the execution of this Acknowledgement, the parties hereto authorize the release of all Closing Disclosures/Settlement Statements to each other, the Lender(s), Real Estate Agents/Brokers, and Homeowner's Association, if applicable.

As part of the consideration of this sale, the contract between the parties is, by reference, incorporated herein and made a part hereof. The terms and conditions contained therein shall survive the closing and shall not merge upon delivery of the Warranty Deed. If the property is being sold through a relocation company or third party, the preceding sentence shall not apply.

The information contained herein is important tax information and may be furnished to the Internal Revenue Service. The parties hereto are required by law to provide the Settlement Agent with their correct taxpayer identification number. Failure to provide a correct taxpayer identification number may result in civil or criminal penalties. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The contract sales price described in the Closing Disclosures/Settlement Statements constitutes the Gross Proceeds of this transaction. If the property was the primary residence of the Seller, Seller should file Form 2119, sale or Exchange of Principal Residence, for any gain, with your income tax return. For other transactions, complete the applicable parts of Form 6252 and/or Schedule D (Form 1040) or any other applicable form. The parties hereto acknowledge that if the property is not the principal residence of the seller as defined by O.C.G.A., there may be liability for withholding taxes. Furthermore, the parties release and hold harmless the Settlement Agent and Title Companies from any liability or obligation relating to withholding taxes. The parties hereto are strongly encouraged to seek tax advice from a qualified tax expert. Any information provided by the Settlement Agent and its employees is not intended to constitute a complete analysis of all tax considerations and is not intended to be used (and cannot be used) for (i) the purpose of avoiding any tax-related penalty that may be imposed under the Internal Revenue Code. WARNING: It is a crime to knowingly make false statements to the U.S. on this or any other similar form. Penalties upon conviction may include a fine or imprisonment.

If the proration of taxes and assessments was made based on estimated amounts prior to receipt of current actual bills, Purchaser and Seller agree to adjust the prorations shown on the Closing Disclosures/Settlement Statement between themselves when current actual bills are received. If the property is being sold through a relocation company or third party, the preceding sentence shall not apply. The payment of all outstanding taxes and assessments not paid at settlement are assumed by Purchaser. The tax digest in some counties and municipalities has not been approved by the State. Purchaser and Seller acknowledge there may be additional real property taxes resulting from increased or amended assessments and agree to adjust the proration of taxes between themselves upon rebilling, and that any owner's title policy shall not provide coverage in connection with said rebilling. Purchaser and Seller release Smith Cavin & Corbin LLC, from any liability or obligation relating thereto.

Purchaser and Seller acknowledge that Settlement Agent and Lender make no representations as to the status of any outstanding or past due water, sewerage or other utility bills applicable to the property. The status of such items shall be determined by and are the responsibility of the Purchaser and Seller.

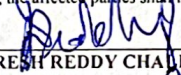
Purchaser hereby acknowledges that a real property tax return and application for homestead exemption is required by law and is to be filed with the county tax collector in which the property lies, on or before March 1st of the year immediately following settlement and that such filings are the sole responsibility of Purchaser. If property is Seller's primary residence, Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser for any penalties caused by Seller's failure to file a proper and timely tax return.

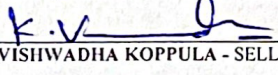
The parties acknowledge that the recording fees being collected on the Closing Disclosures/Settlement Statement may be estimates of actual fees and expenses which will be required to record the documents being executed by the parties, as well as any additional documents related to this transaction. The actual recording fees may be higher or lower than those being charged on the Closing Disclosures/Settlement Statement, and these estimated fees also reflect expenses incurred by Smith Cavin & Corbin, LLC, in delivering, processing and recording these documents. If too much is collected for recording the additional monies shall be applied to attorney's fees. If too little is collected this law firm shall not require Purchaser/Borrower or Seller to reimburse it for same.

Services performed by Smith Cavin & Corbin, LLC, are on behalf of the Lender in connection with the loan transaction. This Law Firm does not represent the Seller or the Purchaser, and each is entitled to retain counsel of their choice if they so desire. The Purchaser is required to reimburse the Lender for the legal services rendered by us to such Lender, and in the sense the Purchaser is paying for such services. If the Seller or any other party in the transaction has agreed to pay a portion or all of the loan closings costs, then following such payment by them, Purchaser will be relieved from making such reimbursement and payment to the Lender. The mortgagee title insurance policy, if any, which covers the loan protects only the Lender and does not provide any benefits to the Purchaser. This Law Firm does not make any representations to the Purchaser or Seller as to title issues, however, as an accommodation, an owner's title insurance policy is available upon payment of any additional premium therefore, but does not establish an attorney-client relation between the Purchaser and this Law Firm. The parties acknowledge that it has been disclosed to them that Richard T. Smith, PC is a title insurance agency for several title insurance companies, and is wholly owned by Richard T. Smith.

POWER OF ATTORNEY

The undersigned Seller(s) and Purchaser(s)/Borrower(s), for and in consideration of Lender granting a mortgage loan and Smith Cavin & Corbin, LLC, conducting the settlement, hereby appoint Smith Cavin & Corbin, LLC, as their attorney-in-fact to correct any such errors in notes, security instruments, deeds, closing disclosures, settlement statements, addendums, attachments, affidavits or any other documents required to complete the transaction, and to sign or initial where changes are made as our attorney-in-fact may deem necessary. No changes in mortgage documents shall be made by our attorney-in-fact which shall substantially alter the terms and conditions of the loan transaction, or change the general meaning thereof. In the event this procedure is utilized, the affected parties shall receive a copy of the correction document(s).

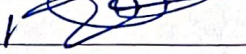

NARESH REDDY CHALLA - SELLER

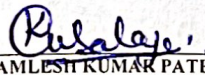

VISHWADHA KOPPULA - SELLER

- SELLER

- SELLER

SMITH CAVIN & CORBIN, LLC

BY: 


KAMLESH KUMAR PATEL - BORROWER

- BORROWER

- BORROWER

- BORROWER


Non-Borrowing Title Holder