

**Adair & Baker, LLC**  
**ALTA Universal ID**  
**2475 Northwinds Parkway, Suite 150**  
**Alpharetta, GA 30009**

**File No./Escrow No.:** ALP-230325  
**Print Date & Time:** May 11, 2023 at 11:14 AM  
**Officer/Escrow Officer:** Adair & Baker, LLC  
**Settlement Location:** 2475 Northwinds Pkwy, Ste. 150  
 Alpharetta, GA 30009  
**Property Address:** 3730 Topsail Court (Lot 03104)  
 Cumming, GA 30041  
**Borrower:** Sandeep Namdevrao Munde and Dipti Minunath Nagare  
**Seller:** Pulte Home Company, LLC, a Michigan limited liability company, an entity legally converted from Pulte Home Corporation, A Michigan Corporation  
**Lender:** Pulte Mortgage, LLC  
**Settlement Date:** May 12, 2023  
**Disbursement Date:** May 12, 2023

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
<b>Financial</b>				
	\$ 819,940.00	Sale Price of Property	\$ 819,940.00	
		Deposit		\$ 50,000.00
		Loan Amount		\$ 649,940.00
\$ 12,500.00		Seller Credit		\$ 12,500.00
\$ 50,000.00		Excess Deposit		
		Lender Credits		\$ 270.00
<b>Prorations/Adjustments</b>				
\$ 384.99		County Taxes 01/01/23 to 05/13/23		\$ 384.99
		HOA-Dues \$850/annual 05/13/23-01/01/24	\$ 542.60	
<b>Loan Charges to Pulte Mortgage, LLC</b>				
		Processing Fee	\$ 950.00	
		Underwriting Fee	\$ 405.00	
		Prepaid Interest \$97.94 per day from 05/12/23 to 06/01/23	\$ 1,958.80	
<b>Other Loan Charges</b>				
		MERS Fee to MERS	\$ 24.95	
		Appraisal Fee to Nancy B. Duane	\$ 550.00	
		Credit Report to Factual Data	\$ 79.00	
		Flood Certification to ServiceLink National Flood	\$ 11.50	

ALTA Settlement Statement Combined - Continued


Seller		Borrower/Buyer	
Debit	Credit	Debit	Credit
		GRMA Loan Fee	to State of Georgia \$ 10.00
		Survey	to Falcon Design Consultants \$ 350.00
		Tax Service Contract	to Master Servicer \$ 49.00
		Tax Service Contract Setup	to CoreLogic \$ 26.00
<b>Impounds</b>			
		Homeowner's Insurance	\$ 274.50
		3 mo @ \$ 91.50 /mo	
		Property Taxes	\$ 3,842.88
		8 mo @ \$ 480.36 /mo	
		Aggregate Adjustment	\$ -68.69
<b>Title Charges &amp; Escrow / Settlement Charges</b>			
		Title - Abstract/Title Search	to Adair & Baker, LLC \$ 300.00
		Title - Attorney's Fees	to Adair & Baker, LLC \$ 530.00
		Title - Lenders Title Insurance	to PGP Title \$ 1,413.50
		Title - Owners Title Insurance	to PGP Title \$ 1,741.50
\$ 150.00		Title-Wire/Base Title/FTO/Doc Prep/Recording	to Adair & Baker, LLC
		Title - Settlement/Closng Fee	to Adair & Baker, LLC \$ 495.00
		Title-Collateral Package Shipping/Handling Fee	to Adair & Baker, LLC \$ 25.00
<b>Commission</b>			
\$ 24,598.20		Commission	to Sekhars Realty LLC
<b>Government Recording and Transfer Charges</b>			
		Recording Fees	to Forsyth County Clerk of the Superior Court \$ 50.00
		Deed: \$25.00 Mortgage: \$25.00	
		GSCCCA EFile Fee	to Clerk of the Superior Court \$ 0.50
		Intangible Tax	to Clerk of the Superior Court \$ 1,950.00
		Transfer Tax	to Clerk of the Superior Court \$ 820.00
<b>Payoffs</b>			


ALTA Settlement Statement Combined - Continued

Seller		Borrower/Buyer	
Debit	Credit	Debit	Credit
<b>Miscellaneous</b>			
			\$ 6,000.00
		Realtor Credit	
\$ 642,097.06		Direct Pay to PHC by PMC	
		HOA Initiation Fee-Single Family to North Cove Neighborhood Association, Inc.	\$ 850.00
		HOA Future Dues to North Cove Neighborhood Association, Inc.	\$ 850.00
		Homeowner's Insurance Premium to American Strategic Ins Corp	\$ 1,098.00
		GAA358658	
\$ 729,730.25	\$ 819,940.00	<b>Subtotals</b>	\$ 839,069.04
		<b>Balance Due FROM</b>	\$ 719,094.99
\$ 90,209.75		<b>Balance Due TO</b>	\$ 119,974.05
\$ 819,940.00	\$ 819,940.00	<b>TOTALS</b>	\$ 839,069.04

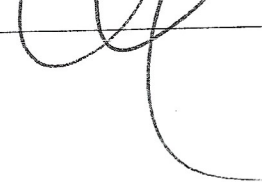
## ACKNOWLEDGMENT

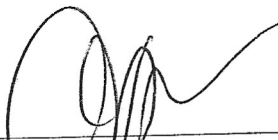
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Adair & Baker, LLC to cause the funds to be disbursed in accordance with this statement.

  
\_\_\_\_\_  
Sandeep Namdevrao Munde

  
\_\_\_\_\_  
Dipti Minunath Nagare

Pulte Home Company, LLC, a Michigan  
limited liability company, f/k/a Pulte Home  
Corporation

BY:   
\_\_\_\_\_

  
\_\_\_\_\_  
Adair & Baker, LLC  
Settlement Agent