



Republic Title of Texas, Inc.

8810 MacArthur Boulevard Irving, TX 75063

Office Phone: (972) 401-0222 Office Fax: (972) 518-2588

Buyer's Final Settlement Statement

Property Address: 3308 Hoover Dr, McKinney, TX 75071
File No: 1008-548136-RTT
Officer: Samantha Lipton/SL
Settlement Date: 10/11/2021
Disbursement Date: 10/12/2021
Print Date: 10/08/2021, 9:25 AM

Buyer: Equity Exchange Services Inc as Qualified Intermediary for Raja Srinivasa Sarma Ganduri, Parvathi Ganduri
Address: 3308 Hoover Dr, McKinney, TX 75071
Seller: Chanh D Tran, Phung L Tran
Lender: Rocket Mortgage, LLC
Address: 1050 Woodward Ave, Detroit, MI, 48226-1908
Loan No.: 3487793219

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	409,000.00	
Deposits in Escrow:		
Receipt No. 100824934 on 09/10/2021 by Raja Srinivasa Sarma Ganduri / Parvathi Ganduri		4,050.00
Adjustments:		
Deposit from Exchange Company		155,641.75
Prorations:		
Estimated 2021 Property Tax 01/01/21 to 10/08/21 @ \$8,715.00/yr		5,169.63
Association Dues 10/08/21 to 12/31/21 @ \$264.00/yr	60.78	
Commission:		
Meru Realty LLC Credit to Buyer		6,270.00
Agent Credit to Buyer \$5,270.00		
New Loan(s):		
Lender: Rocket Mortgage, LLC		
Loan Amount - Rocket Mortgage, LLC		245,974.00
Prepaid Interest 10/12/21 to 11/01/21 @ \$20.430000/day to Rocket Mortgage, LLC	408.60	
Mortgage Broker Fee to Rocket Mortgage, LLC Paid by Others \$2,500.00		
Underwriting Fee to Rocket Mortgage, LLC	888.00	
0.126% of Loan Amount (Points) to Rocket Mortgage, LLC	309.83	
Appraisal Fee to Rocket Mortgage, LLC POC: B1065.00		
Credit Report to Rocket Mortgage, LLC	24.43	
Third Party Processing Fee to Rocket Mortgage, LLC	600.00	
Flood Certification to Rocket Mortgage, LLC	9.00	
Flood Monitoring Fee to Rocket Mortgage, LLC	5.50	
Tax Service to Rocket Mortgage, LLC	50.00	
Title/Escrow Charges to:		
Title - Escrow Fee	500.00	
Escrow Fee to Republic Title of Texas, Inc.		
Title - Texas Guaranty Fee - Lender Title Policy	2.00	
Texas Guaranty Fee - Lender Title Policy to TX Title Insurance Guaranty Association		
Title - Texas Guaranty Fee - Owner Title Policy	2.00	
Texas Guaranty Fee - Owner Title Policy to TX Title Insurance Guaranty Association		
Title - 3210 T-2/T-2R LTP Sml w/OTP (R-5a)	100.00	
3210 T-2/T-2R LTP Sml w/OTP (R-5a) to Republic Title of Texas, Inc.		
Title - Owner's Title Insurance (optional)	2,480.00	
1200 T-1/T-1R OTP Sml w/LTP (R-5a) to Republic Title of Texas, Inc.		
Title - [0700 TX] T-30 Tax Amendment End (Rollback) (R-18)	20.00	
[0700 TX] T-30 Tax Amendment End (Rollback) (R-18) to Republic Title of Texas, Inc.		
Title - [0710 TX] T-3 Tax Amend End-NYD&P (R24)	5.00	
[0710 TX] T-3 Tax Amend End-NYD&P (R24) to Republic Title of Texas, Inc.		
Title - [0802 TX] T-19.2 MSD End LTP (R-29.1A)	0.00	
[0802 TX] T-19.2 MSD End LTP (R-29.1A) to Republic Title of Texas, Inc.		
Title - [0810 TX] T-36 EPL End (R-11g)	25.00	
[0810 TX] T-36 EPL End (R-11g) to Republic Title of Texas, Inc.		
Title - [0884 TX] T-17 PUD End Single (R-11k)	25.00	
[0884 TX] T-17 PUD End Single (R-11k) to Republic Title of Texas, Inc.		

This is a summary of the closing transaction prepared by Republic Title of Texas, Inc. This document is not intended to replace the "Closing Disclosure" form.

Initials: GRS PL

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Title - [0885 TX] T-19 REM End Resl (R-29A)		80.05
[0885 TX] T-19 REM End Resl (R-29A) to Republic Title of Texas, Inc.		
Recording Fee - Deed to Collin County Clerk	POC \$34.00	
Recording Fee - Mortgage	POC \$214.00	
Disbursements Paid:		
Homeowner's Insurance Premium to Allstate	1,758.09	
Exchange Fee to Equity Exchange Services Inc	500.00	
Buyer signing fee to ProLink Signing Service Inc	175.00	
	Cash (From) (X To) Buyer	86.02
Totals	417,105.38	417,105.38

Seller/Buyer understands 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. Seller/Buyer understands 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 Buyer and Seller direct.

The undersigned hereby authorizes Republic Title of Texas, Inc. 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.

BUYER(S):

Equity Exchange Services Inc as Qualified
 Intermediary for Raja Srinivasa Sarma
 Ganduri and Parvathi Ganduri


 Exchange Officer

Read and Approved by the Following
 Exchangers:


 Raja Srinivasa Sarma Ganduri


 Parvathi Ganduri

Republic Title of Texas, Inc.

By _____
 Samantha Lipton

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