



OLD REPUBLIC TITLE COMPANY

A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

150 West 10th Street • Tracy CA • 95376 • (209) 835-1331 • FAX (209) 835-5331

Estimated Settlement Statement

Buyer: Raees Ahmed Mohammed Sabir
Seller: Juventino H. Luna and Barbara M. Luna

Date: January 31, 2023
Escrow No.: 1213037282-MC
Escrow Officer: Melinda Costelli
Settlement Date: February 21, 2023

Property: 43178 Continental Drive, Fremont, CA 94538

Reference:

SELLER		DESCRIPTION	BUYER	
DEBITS	CREDITS		DEBITS	CREDITS
	975,000.00	Sales Price	975,000.00	
		DEPOSITS		
		Deposit by Raees Ahmed Mohammed Sabir		4,250.00
		Deposit by Raees Ahmed Mohammed Sabir		25,000.00
		CHARGES BILLED		
		COMMISSION		
		LOAN REMAINING		
		NEW LOANS		
		1st from Zions Bancorporation, N.A. (Loan ID# 787823010162058) (Funding Amount \$828,750.00)		828,750.00
		LOAN PAYOFFS		
		Payoff to Wells Fargo (Payoff Amount \$0.00)		
		Payoff to Wells Fargo Bank, N.A. (Payoff Amount \$108,004.24)		
107,073.95		Current Principal		
831.29		Interest as of 2/28/23		
99.00		Recording Lien Release Cost		
		UNSECURED LIEN		
		PRORATIONS AND ADJUSTMENTS		
	1,125.42	Tax Proration 02/21/23 to 07/01/23, 130 days @ \$8.6571	1,125.42	
		MISCELLANEOUS CHARGES		
		Hazard Insurance to Estimated - TBD	1,000.00	
1,558.27		1st Installment 2022-2023 to Alameda County		
1,558.27		2nd Installment 2022-2023 to Alameda County		
200.00		Signing/Notary Services to SnapDocs		
		Signing/Notary Services to SnapDocs	250.00	
500.00		Home Warranty to Home Warranty		
125.00		Natural Hazard Disclosure Report to NHD		
		PAID BY OTHERS		
		PAID OUTSIDE CLOSING		
		TITLE CHARGES		
		Owners Title Policy to Old Republic Title Company	2,543.00	
		Lenders Title Policy to Old Republic Title Company	1,176.00	
		Endorsements		
		CLTA 110.9-06 Environmental Protection Lien to Old Republic Title Company	25.00	
		CLTA 116-06 Designation of Improvements, Address to Old Republic Title Company	.00	
		CLTA 100-06 Restrictions, Encroachments and Minerals - Loan Po to Old Republic Title Company	.00	
		RECORDING CHARGES		

