

Lennar Title, Inc.
5990 Stoneridge Dr.
Ste 100
Pleasanton, CA 94588
ALTA Universal ID: 1131268



File No./Escrow No. : 154611-008149
 Print Date & Time: June 21, 2023 6:44 pm
 Officer/Escrow Officer :
 Settlement Location : 5990 Stoneridge Dr., Ste 100
 Pleasanton, CA 94588

Property Address: 5584 Posner Avenue
 Tracy, CA 95377

Brief Legal: Lot(s) 35
 4085
 Book 44 Page(s) 21

Builder Job No.: 2860510035

Borrower: Viswanath Adapa and Rama Kamala Jyothi Alekya Yenumula
 3100 Finnian Way #256
 Dublin, CA 94568

Seller: Lennar Homes of California, LLC, a California limited liability company
 2603 Camino Ramon, Suite 525
 San Ramon, CA 94583

Lender: Lennar Mortgage, LLC
 Lender Address: Secondary Marketing Ops, 140 Fountain Pkwy N, Ste. 250, Saint Petersburg, FL 33716
 Loan Number: 20682020

Settlement Date: June 20, 2023
 Disbursement Date: June 20, 2023

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	828,880.00	Sale Price of Property	828,880.00	
		Deposit Paid to Seller		20,000.00
		Loan Amount		726,200.00
6,500.00		Seller Credit - up to \$6500		6,500.00
		Closing Funds		103,886.99
20,000.00		Excess Deposit		
		Prorations/Adjustments		
	71.60	County Taxes - 06/20/23 - 07/01/23	71.60	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Prorations/Adjustments (continued)		
	28.97	HOA Dues - Prorated Month - 06/20/23-07/01/23	28.97	
		Loan Charges to Lennar Mortgage, LLC		
		Document Preparation Fee EHMFEE	575.00	
		Processing Fees EHMFEE	700.00	
		Underwriting Fees EHMFEE	650.00	
		Appraisal Fee to Tiffany Lee and Associates EHMFEE	650.00	
		Final Inspection Fee to Tiffany Lee and Associates EHMFEE	175.00	
		Flood Certification to CoreLogic EHMFEE	7.50	
		EHMFEE Prepaid Interest \$116.8884 per day from 06/20/23 to 07/01/23 Lennar Mortgage, LLC	1,285.77	
		Title Charges and Escrow/Settlement Charges		
		ALTA Endorsement 8.1-06 (Environmental Protection Lien) to Lennar Title, Inc.	25.00	
		Escrow Fee to Lennar Title, Inc.	1,749.60	
		Lender's Title Insurance to Lennar Title, Inc. Coverage: 726,200.00 Premium: 349.92	349.92	
		Recording Process Service Fee to Lennar Title, Inc.	25.00	
		Solar Doc Prep to Lennar Title, Inc.	200.00	
		Owner's Title Insurance to Lennar Title, Inc. Coverage: 828,880.00 Premium: 816.48	816.48	
		Government Recording and Transfer Charges		
		Recording Fee For Deed - Deed to LTC fbo San Joaquin County Recorder	32.00	
		County Transfer Tax to LTC fbo San Joaquin County Recorder	911.90	
		Recording Fee For Mortgage - Mortgage to LTC fbo San Joaquin County Recorder	80.00	
23.00		Recording Fees For Notice of Completion - Notice of Completion to LTC fbo San Joaquin County Recorder		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges (continued)		
		Recording Fees For qcd - QCD to LTC fbo San Joaquin County Recorder	23.00	
		Miscellaneous		
		Homeowner's Insurance Premium to FARMERS INSURANCE EHMFEED 12 months	858.00	
		Property Taxes 2022/2023 - Annual - 251-360-350-000 to San Joaquin County Tax Collector \$2,343.13 paid outside closing by Seller 12 months		
		HOA Architectural Processing Fee to Seabreeze Management Company, Inc.	50.00	
		HOA Dues - 1 Month Upfront to Tracy Hills Community Association	79.00	
		HOA Post Processing Fee to Seabreeze Management Company, Inc.	105.00	
80.00		Natural Hazard Report Fee to First American Natural Hazard Disclosure		
		Notary Fee to Karrie L. Camezon	200.00	
8,223.80		Marketing Fee to Tracy Hills Holding Co. Collection Account		
		Solar Purchase to Sunnova TEP Developer, LLC	17,556.00	
Seller				
Debit	Credit		Borrower	
			Debit	Credit
34,826.80	828,980.57	Subtotals	856,084.74	856,586.99
794,153.77		Due to Seller/Borrower	502.25	
828,980.57	828,980.57	Totals	856,586.99	856,586.99