

Chicago Title Company

8630 Brentwood Blvd., Suite A-2, Brentwood, CA 94513
 Phone: (925)392-9200 | Fax: (925)240-1348

ESTIMATED BUYER'S STATEMENT

Settlement Date: June 1, 2023
Disbursement Date: June 1, 2023

Escrow Number: FCLA-3902300100
Escrow Officer: Toni Adams and Sammi Payne
Email: Toni.Sammi@ctt.com

Buyer: Uma Maheswara Rao Gangumalla and Tulasi Gangumalla
 1540 Olympic Drive
 Milpitas, CA 95035

Seller: Richard Lowell Miller III, Successor Trustee of the Miller Family Trust dated November 20, 2008
 883 Larkspur Court
 Brentwood, CA 94513

Property: 883 Larkspur Court
 Brentwood, CA 94513
 Parcel ID(s): 013-380-015-1

Lender: Patelco Credit Union
 3 Park Place
 Dublin, CA 94568
Loan Number: 164603

	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION				
Sale Price of Property	740,000.00			
Deposit				40,000.00
Loan Amount				460,000.00
PRORATIONS/ADJUSTMENTS				
County Taxes/013-380-015-1 at \$3,993.64		06/01/23 to 07/01/23 (\$3,993.64 / 180 X 30 days)	665.61	
NEW LOAN CHARGES - Patelco Credit Union				
Total Loan Charges: \$2,990.85				
Lender Fee		Patelco Credit Union	995.00	
Appraisal Fee		Apple Appraisal		
\$775.00 paid outside closing by Buyer				
Credit Report Fee		Factual Data	49.15	
Appraisal Fee Refund		Patelco Credit Union		180.00
Prepaid Interest			2,126.70	
\$70.89 per day from 06/01/23 to 07/01/23				
Patelco Credit Union				
TITLE & ESCROW CHARGES				
ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06)		Chicago Title Company	75.00	
ALTA 9-06 - Restrictions, Encroachments, Minerals 2012		Chicago Title Company	0.00	
CLTA 111.5-06 - Variable Rate Mortgage		Chicago Title Company	0.00	
CLTA 116-06 - Designation of Improvements, Address		Chicago Title Company	0.00	
Title - Concurrent Loan Services Fee		Chicago Title Company	340.00	
Title - Courier Fees		Chicago Title Company	60.00	
Title - Escrow Fee		Chicago Title Company	1,510.00	
Title - Lender's Title Insurance		Chicago Title Company	941.00	
Title - Mobile Signing Fee - External Notary		Chicago Title Company	200.00	
Title - Recording Service Fee		EPN	14.00	
Title - Owner's Title Insurance		Chicago Title Company	2,152.00	
Policies to be issued:				
Owners Policy				
Coverage: \$740,000.00 Premium: \$2,152.00 Version: ALTA Homeowner's Policy of Title Insurance 2021				
Loan Policy				
Coverage: \$460,000.00 Premium: \$941.00 Version: ALTA Loan Policy 2021				
GOVERNMENT CHARGES				
Recording Fees		Chicago Title Company	225.00	
MISCELLANEOUS CHARGES				
Homeowner's Insurance Premium		Berkshire Hathaway GUARD Insurance Companies		

	\$	DEBITS	\$	CREDITS
MISCELLANEOUS CHARGES				
\$977.00 paid outside closing by Buyer				
Home Warranty		First American Home Warranty	580.00	
Subtotals			749,933.46	500,180.00
Balance Due FROM Buyer				249,753.46
TOTALS			749,933.46	749,933.46