

# Chicago Title of Texas, LLC

18211 Katy Freeway, Suite 200, Houston, TX 77094  
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## MASTER STATEMENT

<b>Settlement Date:</b> December 15, 2022	<b>Escrow Number:</b> CTT22756073
<b>Disbursement Date:</b> December 15, 2022	<b>Escrow Officer:</b> Pamela Dickerson
<b>Borrower:</b> Dilip Kumar Kampa and Sakhena Meghana Kuthada 2250 Holly Hall St Houston, TX 77054	
<b>Seller:</b> Perry Homes, LLC PO Box 34306 Houston, TX 77234	
<b>Property:</b> 15365 Legacy Park Way Magnolia, TX 77353 Lot(s): 19 Block: 6 Audubon Park Section: 2	
<b>Lender:</b> Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226	
<b>Loan Number:</b> 3515364879	
<b>Loan Type:</b> Conventional Uninsured	

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>			
	534,334.00	534,334.00	
			13,814.43
			480,899.00
16,029.00			16,029.00
13,814.43			
<b>PRORATIONS/ADJUSTMENTS</b>			
	68.12	68.12	
	86.16	86.16	
<b>COMMISSIONS</b>			
1.02			
<b>NEW LOAN CHARGES - Rocket Mortgage, LLC</b>			
<b>Total Loan Charges: \$25,183.13</b>			
		16,350.57	
		827.25	
		375.00	
		1,050.00	
		50.00	
		4.50	
		460.06	
		8.00	
		5.00	
		24.95	
		48.00	
		1,305.77	
		374.49	
			4,299.54

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
			<b>TITLE &amp; ESCROW CHARGES</b>
			Title - Escrow Fee to Chicago Title of Texas, LLC 900.00
			Title - Lender's Title Insurance to Chicago Title of Texas, LLC 100.00
			Not Yet Due and Payable Tax Amendment to Chicago Title of Texas, LLC 5.00
			Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association 2.00
			T-17 Planned Unit Development to Chicago Title of Texas, LLC 25.00
			T-19 Restrictions, Encroachments, Minerals Endorsement (Residential Mtg) - 2014 to Chicago Title of Texas, LLC 141.95
			T-30 Amendment of Tax Exception (T-30, T-3 or deletion) to Chicago Title of Texas, LLC 20.00
			T-36 Environmental Protection Lien Endorsement to Chicago Title of Texas, LLC 25.00
			Title - Tax Cert to National Tax Net 34.95
			Title - Owner's Title Insurance to Chicago Title of Texas, LLC 3,121.00
			Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association 2.00
			Policies to be issued:
			Owners Policy
			Coverage: \$534,334.00   Premium: \$3,121.00
			Version: Texas Residential Owner Policy of Title Insurance One-To-Four Family Residences (T-1R) - 2014
			Loan Policy
			Coverage: \$480,899.00   Premium: \$100.00
			Version: Loan Policy of Title Insurance (T-2) - 2014
			<b>HOA CHARGES</b>
2,671.67			Enhancement Fee ( .50% of Gross Sales Price \$534,334) to Audubon Mixed Use Owner's Association
			HOA Capitalization Fee to Audubon Homeowners Association 647.50
			HOA Closing/Transfer Fee to Lead Association Management, Inc 505.00
			HOA Processing Fee to Condocerts 20.00
			<b>MISCELLANEOUS CHARGES</b>
			Attorney Fee (Warranty Deed) ***BUYER PAYS*** to Brown, Fowler & Alsup 100.00
			Homeowner's Insurance Premium to Travelers Personal Insurance 1,498.00
			Buydown Subsidy to Rocket Mortgage, LLC \$3,573.60 paid by Rocket Mortgage, LLC
348.33			Montgomery County MUD 2022 to Montgomery County MUD 131
1,023.48			Montgomery County Tax 2022 to Tammy J. McRae, Montgomery County Tax A/C
90.87			WCID #4 Tax 2022 to Montgomery County WCID #4
33,978.80	534,488.28		<b>Subtotals</b> 566,818.81 510,742.43
			<b>Balance Due FROM Borrower 56,076.38</b>
<b>500,509.48</b>			<b>Balance Due TO Seller</b>
534,488.28	534,488.28		<b>TOTALS</b> 566,818.81 566,818.81

**APPROVED and ACCEPTED**

Borrower and Seller understand 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. Borrower and Seller understand 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 Borrower and Seller direct. The undersigned hereby authorizes Chicago Title of Texas, LLC 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.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

Perry Homes, LLC

By: \_\_\_\_\_  
Name:  
Title:

BORROWER:

\_\_\_\_\_  
Dilip Kumar Kampa

\_\_\_\_\_  
Sakhena Meghana Kuthada

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

\_\_\_\_\_  
Chicago Title of Texas, LLC  
Settlement Agent