Chicago Title of Texas, LLC

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MASTER STATEMENT

Settlement Date: December 15, 2022 Escrow Number: CTT22756073

Disbursement Date: December 15, 2022 Escrow Officer: Pamela Dickerson

Borrower: Dilip Kumar Kampa and Sakhena Meghana Kuthada

2250 Holly Hall St Houston, TX 77054 **Seller:** Perry Homes, LLC

PO Box 34306 Houston, TX 77234

Property: 15365 Legacy Park Way

Magnolia, TX 77353

Lot(s): 19 Block: 6 Audubon Park Section: 2

Lender: Rocket Mortgage, LLC 1050 Woodward Avenue

Detroit, MI 48226

Loan Number: 3515364879 **Loan Type:** Conventional Uninsured

SELLER				BORROWER				
\$	DEBITS	\$	CREDITS		\$	DEBITS	\$	CREDITS
				FINANCIAL CONSIDERATION			_	
			534,334.00	Sale Price of Property		534,334.00		
				Earnest Money with Perry Homes Retained by Perry Homes, LLC				13,814.43
				Loan Amount				480,899.00
	16,029.00			Seller Credit				16,029.00
	13,814.43			Excess Deposit				
				PRORATIONS/ADJUSTMENTS				
			68.12	County Taxes at \$1,462.68 12/15/22-01/01/23		68.12		
			86.16	HOA Prorations (\$1850.00 annual assessment) Annually at \$1,850.00 12/15/22-12/31/22		86.16		
				COMMISSIONS				
	1.02			Selling Agent Commission to Realm Real Estate \$534,334.00 @ 3.0000% = \$16,030.02 Note: Total Includes Adjustment of (\$16,029.00) - Realm Real Estate				
				NEW LOAN CHARGES - Rocket Mortgage, LLC				
				Total Loan Charges: \$25,183.13				
				3.4% of Loan Amount (Points) to Rocket Mortgage, LLC		16,350.57		
				Processing Fee to Rocket Mortgage, LLC		827.25		
				Underwriting Fee to Rocket Mortgage, LLC \$900.00 paid by Rocket Mortgage, LLC		375.00		
				Appraisal Fee to Incenter Appraisal		1,050.00		
				Credit Report Fee to Factual Data		50.00		
				Credit Monitoring Service to Factual Data		4.50		
				Survey to Tri-Tech Surveying Company LP		460.06		
				Flood Determination Fee to CoreLogic Flood Services		8.00		
				Flood Life of Loan Coverage to CoreLogic Tax Xervice		5.00		
				MERS Registration Fee to MERS		24.95		
				Life of Loan Tax Service to CoreLogic Tax Services		48.00		
				Prepaid Interest to Rocket Mortgage, LLC \$76.81 per day from 12/15/22 to 01/01/23 Rocket Mortgage, LLC		1,305.77		
				Homeowner's Insurance to Rocket Mortgage, LLC		374.49		
				3.000 Months at \$124.83 per Month				
				Property Taxes to Rocket Mortgage, LLC 3.000 Months at \$1,433.18 per Month		4,299.54		

	SELLER			BORROWER		
\$	DEBITS \$	CREDITS		\$	DEBITS	\$ CREDITS
			TITLE & ESCROW CHARGES			
			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 I To-Four Family Residences (T-1R) - 2014 Loan Policy	nsura	nce One-	
			Coverage: \$480,899.00 Premium: \$100.00 Version: Loan Policy of Title Insurance (T-2) - 201	14		
			HOA CHARGES			
	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	
			MISCELLANEOUS CHARGES			
			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		Motgomery 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	Subtotals		666,818.81	510,742.43
	.,	. ,	Balance Due FROM Borrower	·	- , - · - · • ·	56,076.38
5	00,509.48		Balance Due TO Seller			30,010.00
	34,488.28	534,488.28	TOTALS	5	666,818.81	566,818.81
	,	,			,	230,070.01

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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:	BORROWER:
Perry Homes, LLC	Dilip Kumar Kampa
By: Name: Title:	Sakhena Meghana Kuthada
To the best of my knowledge, the Settlement Statement which were received and have been or will be disbursed by the under	n I have prepared is a true and accurate account of the funds which ersigned as part of the settlement of this transaction.
Chicago Title of Texas, LLC Settlement Agent	