

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

**Jackson Law, P.C.**  
**ALTA Universal ID**  
**3605 Glenwood Ave. Ste 480**  
**Raleigh, NC 27612**

**File No./Escrow No.:** KASIREDDYDEERAJ23  
**Print Date & Time:** November 17, 2023 at 04:57 PM  
**Officer/Escrow Officer:** Jackson Law, PC  
**Settlement Location:** 3605 Glenwood Ave, Suite 480  
Raleigh, NC 27612

**Property Address:** 274 Alderbranch Circle  
Gamer, NC 27529

**Borrower:** Deeraj Reddy KasiReddy and Sindhuja Reddy Katta, and Avinash Karusala  
**Seller:** Lennar Carolinas, LLC  
**Lender:** LENNAR MORTGAGE, LLC  
**Settlement Date:** November 20, 2023  
**Disbursement Date:** November 20, 2023

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
<b>Financial</b>				
	\$ 589,990.00	Sale Price of Property	\$ 589,990.00	
		Deposit		\$ 18,000.00
		Loan Amount		\$ 560,490.00
\$ 850.00		Seller Paid Closing Costs		\$ 850.00
\$ 18,000.00		Excess Deposit		
<b>Prorations/Adjustments</b>				
\$ 4,150.00		Seller Paid Closing Costs		\$ 4,150.00
<b>Loan Charges to LENNAR MORTGAGE, LLC</b>				
		0.357% of Loan Amount (Points)	\$ 2,000.95	
		Commitment Fee	\$ 995.00	
		Document Preparation Fee	\$ 195.00	
		Prepaid Interest	\$ 1,161.27	
		\$105.57 per day from 11/20/23 to 12/01/23		
<b>Other Loan Charges</b>				
		Appraisal Fee	\$ 500.00	
		to Stokes Appraisal Service		
		Final Inspection Fee	\$ 160.00	
		to Stokes Appraisal Service		
		Flood Certification	\$ 7.25	
		to CoreLogic Flood Services		
\$ -200.00		Reimb.Survey Fee	\$ 200.00	
		to Lennar Carolinas, LLC		

## ALTA Settlement Statement Combined - Continued

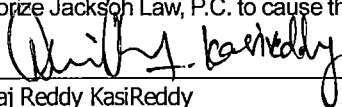
Seller		Borrower/Buyer	
Debit	Credit	Debit	Credit
<b>Impounds</b>			
	Homeowner's Insurance		\$ 321.51
	3 mo @ \$ 107.17 /mo		
	Property Taxes		\$ 2,592.10
	5 mo @ \$ 518.42 /mo		
	Aggregate Adjustment		\$ -1,036.84
<b>Title Charges &amp; Escrow / Settlement Charges</b>			
	Title - Lender's Title Insurance		\$ 1,218.44
	to LENNAR TITLE		
	Coverage: \$ 560,490.00		
	Premium: \$ 1,218.44		
	Title - Owner's Title Insurance		\$ 295.83
	to LENNAR TITLE		
	Coverage: \$ 589,990.00		
	Premium: \$ 295.83		
	Title-Settlement Agent Fee to Jackson Law, P.C.		\$ 850.00
<b>Commission</b>			
\$ 14,749.75	Commission	to BETTERSIGHT REALTY, LLC	
<b>Government Recording and Transfer Charges</b>			
	Recording Fees	to Jackson Law E-Recording	\$ 90.00
	Deed:\$26.00 Mortgage:\$64.00		
	E-Recording Fee	to Jackson Law E-Recording	\$ 10.00
	Transfer Tax	to Jackson Law E-Recording	\$ 1,180.00
<b>Payoffs</b>			
<b>Miscellaneous</b>			
	Realtor Credit		\$ 8,341.64
	HOA 1 Yr Reserve Dues	to RIDGEMOOR MASTER OWNERS ASSOCIATION	\$ 525.00
	HOA Master Dues pd thru 1/31/23	to RIDGEMOOR MASTER OWNERS ASSOCIATION	\$ 135.00
	\$55/Monthly		
	HOA Master Processing Fee	to ELITE MANAGEMENT PROFESSIONALS, INC.	\$ 100.00
	HOA Master Service/Del Fee	to HOMEWISEDOCS.COM	\$ 27.00
	HOA Master Working	to RIDGEMOOR	\$ 500.00

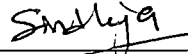
ALTA Settlement Statement Combined - Continued

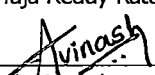
Seller		Borrower/Buyer		
Debit	Credit		Debit	Credit
		Capital	MASTER OWNERS ASSOCIATION	
		Homeowner's Insurance Premium	to AMERICAN STRATEGIC INSURANCE CO	\$ 1,286.00
		(12 mo.)		
\$ 222.26		Property Taxes	to WAKE COUNTY TAX ADMIN	\$ 28.13
		01/01/23-11/21/23 Seller tax period		
		11/21/23-01/01/24 Borrower tax period		
\$ 37,772.01	\$ 589,990.00	<b>Subtotals</b>	\$ 603,331.64	\$ 591,831.64
\$ 552,217.99		<b>Balance Due FROM</b>		\$ 11,500.00
\$ 589,990.00	\$ 589,990.00	<b>Balance Due TO</b>	\$ 603,331.64	\$ 603,331.64
		<b>TOTALS</b>	\$ 603,331.64	\$ 603,331.64


**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Jackson Law, P.C. to cause the funds to be disbursed in accordance with this statement.

  
 \_\_\_\_\_  
 Deeraj Reddy KasiReddy

  
 \_\_\_\_\_  
 Sindhuja Reddy Katta

  
 \_\_\_\_\_  
 Avinash Karusala

DocuSigned by:  
 Lennar Carolinas, LLC  
 BY:   
 \_\_\_\_\_  
 Jackson Law, PC, Escrow Officer