



# BRIGHTON ESCROW INC.

970 Artesia Blvd. • Hermosa Beach, CA 90254

(310) 545-8484 • Fax: (310) 374-9865

E-Mail: moira@brightonescrow.com

## BUYER'S FINAL SETTLEMENT STATEMENT

<b>PROPERTY:</b>	8163 Redlands Street, #64 Playa Del Rey, CA 90293	<b>DATE:</b>	January 12, 2022
		<b>CLOSING/RECORD DATE:</b>	January 12, 2022
<b>BUYER:</b>	Priyanka Saha	<b>ESCROW NO.:</b>	057235MS

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
Total Consideration	499,000.00	
Deposit from Priyanka Saha		14,550.00
Deposit from Priyanka Saha		99,617.80
Credit towards closing costs		1,500.00
New 1st Trust Deed - LoanDepot.com, LLC		399,200.00
<b>LOAN INFORMATION - LoanDepot.com, LLC</b>		
<b>[Charges \$11,065.87]</b>		
Origination Charge to MOP Financial	7,984.00	
Credit or Charge for Interest Rate	814.37	
Appraisal Fee POC (B*)Valu8tor Management Group \$500.00		
Credit Report POC (B) Zoraida Hernandez \$23.75		
Tax Service Fee CoreLogic	68.00	
Underwriting Fee DBA Mortgage360online to MOP Financial	1,000.00	
Flood Certification Servicelink National Flood LLC	10.00	
Condo Certification to MOP Financial	350.00	
HOA Master Insurance Fee to MOP Financial	92.95	
Interest at \$35.5500/day from 01/11/2022 to 02/01/2022	746.55	
<b>PRORATIONS/ADJUSTMENTS</b>		
Unpaid Taxes at \$1,368.26/semi-annually from 01/01/2022 to 01/12/2022		83.62
HOA at \$345.00/monthly from 01/12/2022 to 02/01/2022	218.50	
<b>H.O.A./MANAGEMENT</b>		
Dues for February to Tuscany Villas Owners' Association, Inc.	345.00	
Move In/Move Out to Tuscany Villas Owners' Association, Inc.	150.00	
<b>OTHER DEBITS/CREDITS</b>		
Automobile Club of Southern California HO6 POC (B*) \$498.15		
EOI Direct HOA Certificate of Insurance	92.95	
<b>TITLE/TAXES/RECORDING CHARGES - Stewart Title</b>		
Title - Lender's Title Insurance	770.00	
Title - Messenger Fee	13.00	
Title - Sub Escrow Fee	62.50	
Title - Endorsement Fee	25.00	
Recording Grant Deed	28.00	
Recording Trust Deed	70.00	
Recording Quitclaim Deed	28.00	
Recording Service Fee	16.00	
<b>ESCROW CHARGES - Brighton Escrow, Inc.</b>		
Title - Escrow Fees	1,698.05	
Title - Drawing Quitclaim Deed	100.00	
Title - Notary Fee/Signing Fee to Moira Shabestari	75.00	
Title - Messenger Fee	17.00	
<b>Total Refund</b>	<b>1,176.55</b>	
<b>TOTAL</b>	<b>\$ 514,951.42</b>	<b>\$ 514,951.42</b>

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES