Verivest Sample

Scottland Yard Title Association

SYTA Settlement Statement - Borrower/Buyer Adopted 05-01-2015

File No./Escrow No.: 8675-309

Print Date & Time: 10/25/2022 12:43 PM Officer/

Homer Simpson Law Offices

Escrow Officer:

Settlement Location: 742 Evergreen Terrace

742 Evergreen Terrace **London UK NW87 6CV**

Property Address: 221B Baker St, London, UK.

Buyer: 221B Baker St Seller: Dr. John H. Watson

Lender: SHERLOCK HOLMES INVESTMENT

Settlement Date: October

London UK NW87 6CV

26,

2022

Disbursement

Date:

October

2022 26,

Additional dates per state requirements:

Description	Borrower/Buyer			
	Debit	Credit		
Financial				
Sale Price of Property	1,304,000.00			
Deposit Enola Holmes Realty		48,000.00		
Borrower's Loan Amount		565,500.00		
Lender Credit		2,000.00		
Prorations/Adjustments				
City/town taxes from 10/01/2022 to 10/26/2022		353.97		
Loan Charges to SHERLOCK HOLMES INVESTMENT				
Our Origination Charge to Sherlock Holmes to SHERLOCK HOLMES INVESTMENT	16,965.00			
Processing Fee to Sherlock Holmes	995.00			
Appraisal Fee to Sherlock Holmes	450.00			
Legal Doc Prep Fee to Conan Doyle, LLC	1,250.00			
Origination Fee to Sherlock Holmes to SHERLOCK HOLMES INVESTMENT	5,655.00			
Prepaid Interest to SHERLOCK HOLMES INVESTMENT	2,072.50			
Other Loan Charges				
Impounds				
Title Charges & Escrow / Settlement Charges				
Title - Settlement Agent Fee to Homer Simpson Law Offices	895.00			
Title - Owner's title insurance (Optional) to Fidelity National Title Insurance Company	2,418.50			
Title - Lender's title insurance to Fidelity National Title Insurance Company	1,556.50			

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Description	Borrower/Buyer			
	Debit	Credit		
Title Exam to Homer Simpson Law Offices	200.00			
Plot PLan to Homer Simpson Law Offices	150.00			
Rundown and Record to Homer Simpson Law Offices	75.00			
Fedex/Courier to Homer Simpson Law Offices	75.00			
Doc Prep to Homer Simpson Law Offices	15.00			
MLC to Homer Simpson Law Offices	25.00			
Commission				
Government Recording and Transfer Charges				
Recording Fees Deed: \$161.00 Mtg: \$211.00	372.00			
MLC	86.00			
Consent/COGS	111.00			
UCC-1	81.00			
Payoff(s)				
Interest Reserve	50,000.00			
Miscellaneous				
	Borrowe	r/Buyer		
	Debit	Credit		
Subtotals	1,387,447.50	615,853.97		
Due From Borrower		771,593.53		
Totals	1,387,447.50	1,387,447.5		

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Reserves Allocations

						Payins						
				Holdback	-							
				Reserve (to be	Insurance/Other						Remaining	
Loan	Pre	epaid Interest		advanced)	Payments		10/1/2022		11/1/2022	12/1/2022	Reserve Balance	
124 Conch St	\$	96,458.34	\$	-		\$	(14,377.45)	\$	(14,856.70) \$	(14,377.45)	\$ 52,846.74	
322 Maple St	\$	57,000.00	\$	-		\$	(4,750 00)	\$	(4,750.00) \$	(4,750 00)	\$ 42,750.00	
704 Hauser St	\$	82,500.00	\$	-		\$	(6,875 00)	\$	(6,875.00) \$	(6,875 00)	\$ 61,875.00	
129 W. 81st St			\$	30,000.00		\$	-	\$	- \$	(9,777 08)	\$ 20,222.92	
221B Baker St			\$	50,000.00		\$	-	\$	- \$	(10,367 50)	\$ 39,632.50	
211 Pine St						\$	-	\$	- \$	-	\$ -	
607 S. Maple St	\$	-	\$	70,000.00		\$	(12,546 92)	\$	(12,661.83) \$	(12,777.79)	\$ 32,013.46	
Totals	\$	235,958.34	\$	150,000.00	\$ -	\$	(38,549 37)	\$	(39,143.53) \$	(58,924 82)	\$ 249,340.62	

Loan	Prepaid Insurance	Holdback Reserve (to be advanced)	nce/Other Payments	Resei	Remaining
124 Conch St 322 Maple St 704 Hauser St	\$ 10,000.00		\$ (6,587.80)	\$ \$ \$	3,412.20
129 W. 81st St 221B Baker St	\$ 1,899.50			\$ \$	1,899.50 -
211 Pine St 607 S. Maple St	\$ 1,059.00			\$ \$	1,059.00 -
Totals	\$ 12,958.50	\$ -	\$ (6,587.80)	\$	6,370.70