

Verivest Sample

Scotland 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
London UK NW87 6CV

**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 26, 2022

Disbursement Date: October 26, 2022

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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Reserves Allocations

Loan	Prepaid Interest	Holdback Reserve (to be advanced)	Insurance/Other Payments	Payins			Remaining Reserve Balance
				10/1/2022	11/1/2022	12/1/2022	
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)	Insurance/Other Payments	Remaining Reserve Balance
124 Conch St	\$ 10,000.00	\$ -	\$ (6,587.80)	\$ 3,412.20
322 Maple St	\$ -	\$ -	\$ -	\$ -
704 Hauser St	\$ -	\$ -	\$ -	\$ -
129 W. 81st St	\$ 1,899.50	\$ -	\$ -	\$ 1,899.50
221B Baker St	\$ -	\$ -	\$ -	\$ -
211 Pine St	\$ 1,059.00	\$ -	\$ -	\$ 1,059.00
607 S. Maple St	\$ -	\$ -	\$ -	\$ -
Totals	\$ 12,958.50	\$ -	\$ (6,587.80)	\$ 6,370.70