

VERIVEST SAMPLE BEST TITLE AGENCY, INC.

1234 Green st., Portland, OR 99999
Phone: (123) 456-7890 Fax: (123) 456-7891

Combined Settlement Statement

Final

Escrow No: 1111111 **Close Date:** 12/21/22 **Proration Date:** 12/21/22 **Disbursement Date:** 12/22/22

Buyer(s)/Borrower(s): John Smith
456 Brown St.
Portland, OR 99999

Seller(s): TEST Fund, LLC
7890 Orange St.
Portland, OR 99999

Lender: TEST Fund, LLC **Loan #:** 12345678

Property: 321 Blue St. Portland, OR 99999

Brief Legal: Lot(s) 2, of Hillside, Map Book 1111, Map Page 8

Seller Debit	Seller Credit	Description	Buyer Debit	Buyer Credit
	3,000,000.00	TOTAL CONSIDERATION: Sale Price of Property	3,000,000.00	
		Deposit		50,000.00
		NEW AND EXISTING ENCUMBRANCES: New Loan from TEST Fund, LLC		2,950,000.00
		NEW LOAN CHARGES: - TEST Fund, LLC		
		Administration Fee		
		Document Prep Fee		
		Interest 4 Days @ 375 to Loan Servicer Inc.	1,500.00	
		Loan Setup Fee to Loan Servicer Inc	10.00	
10,000.00		Property Taxes All 2022 to Oregon County Treasurer		
		ESCROW CHARGES:		
		Title - CPL to Best Title Agency, Inc.	25.00	
1,000.00		Title - Escrow Fee to Best Title Agency, Inc.	1,000.00	
20.00		Title - Recording Service Fee to Best Title Agency, Inc.	20.00	
		TITLE CHARGES:		
		ALTA Extended Loan Policy for \$3,000,000 to Best Title Agency, Inc. Premium: \$4,000.00	4,000.00	
		ALTA 1.1 to Best Title Agency, Inc.	75.00	
5,000.00		ALTA Homeowner's policy for \$3,000,000.00 to Best Title Agency, Inc. Premium: \$5,000.00		
		ADDITIONAL CHARGES:		
150.00		Broker Admin Fee to RealEst Home Services...		
		Home Warranty Guest House to REHome National Home Warranty...	100.00	
		Home Warranty Main House to REHome National Home Warranty	1,000.00	
2,000,000.00		Seller Carryback Funds to John Smith		
500.00		Septic Re-Inspection to Oregon Septic Service		
300.00		Septic Re-Inspection to Oregon Septic Service		
10.00		Septic Transfer to Oregon County Environmental Services		
		Closing Funds		300,000.00
		PRORATIONS AND ADJUSTMENTS:		
	1,808.22	County Taxes from 12/21/2022 to 1/1/2023 based on the Annual amount of \$60,000.00	1,808.22	
		COMMISSIONS:		
165,000.00		Commission \$75,000.00 (2.25% of \$3,000,000.00) to RealEst Home Services		
		\$90,000.00 (3% of \$3,000,000.00) to OregonRE Properties		
2,181,980.00	3,001,808.22	Sub Totals	3,009,538.22	3,300,000.00
819,828.22		Proceeds Due Seller	290,461.78	
3,001,808.22	3,001,808.22	Totals	3,300,000.00	3,300,000.00