

Universal Title, Arlington
 2107 Wilson Boulevard
 Suite 520
 Arlington, VA 22201
 (703) 982-7380

ALTA Combined Settlement Statement

File #: 5-4316-18	Property	820 North Pollard Street	Settlement Date 07/25/18
Prepared: 07/24/18		411	Disbursement Date 07/25/18
Managing Attorney: Sarah Anderson		Arlington, VA 22203	
	Buyer	Arati Krishnamoorthy and Rajit Kavindran	
	Seller	Patrica Ann Davison, Trustee of Patricia Ann Davison Revocable Trust dated January 8, 2010	
	Lender	Finance of America Mortgage LLC	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$632,000.00	Sales Price of Property	\$632,000.00	
		Deposit		\$20,000.00
		Loan Amount		\$379,200.00
		Lender Credit		\$474.00
		Selling Agent Broker Credit		\$2,963.97
		Prorations/Adjustments		
\$381.75		County Taxes 07/01/2018 to 07/25/2018		\$381.75
	\$116.29	HOA 07/25/2018 to 08/01/2018	\$116.29	
		Loan Charges		
		Admin Fee	\$275.00	
		Tax Service Fee	\$95.00	
		CPL Premium (Lender) to First American Title Insurance Company	\$20.00	
		Appraisal Fee to Mas. Inc (\$495.00 POC by Borrower)		
		Credit Report Fee to CreditPlus	\$45.00	
		Flood Certification Fee to CoreLogic Flood Services	\$5.50	
		Prepaid Interest (\$40.25753 per day from 07/25/2018 to 08/01/2018)	\$281.80	
		Impounds		
		Homeowner's insurance \$26.53 per month for 3 mo.	\$79.59	
		Property taxes \$485.14 per month for 6 mo.	\$2,910.84	
		Aggregate adjustment		\$79.58
		Payoffs/Payments		
\$179,266.03		Payoff to SunTrust		
		Principal : \$178,795.67		
		Interest : \$428.36		
		Release : \$42.00		
		Government Recording and Transfer Charges		
		Recording Fees	\$109.00	
		---Deed: \$48.00		
		---Mortgage: \$61.00		
\$316.00		Grantor Tax (County Deed Taxes) to Arlington County Recording Office		
\$316.00		Grantor Tax (State Deed Taxes) to Arlington County Recording Office		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Recordation Tax (County Deed Taxes) to Arlington County Recording Office	\$526.67	
		Recordation Tax (County Security Instrument Taxes) to Arlington County Recording Office	\$316.00	
		Recordation Tax (State Deed Taxes) to Arlington County Recording Office	\$1,580.00	
		Recordation Tax (State Security Instrument Taxes) to Arlington County Recording Office	\$948.00	
\$948.00		Regional Congestion Relief Fee (Grantor Tax) (County Deed Taxes) to Arlington County Recording Office		
		Commissions		
\$15,800.00		Listing Agent Commission to Keller Williams Realty (Arlington)		
\$15,800.00		Selling Agent Commission to Redfin Corporation		
		Title Charges		
		Title - Abstract or Title Search to Round Table Title Inc.	\$120.00	
\$175.00		Title - Deed Preparation to The Mason Law Firm PLC		
		Title - Lender's Title Policy to First American Title Insurance Company	\$1,076.00	
\$35.00		Title - Release Tracking to UT Releases		
\$400.00		Title - Seller Settlement Fee (Negotiated rate \$200 discount) to Universal Title, Arlington		
		Title - Settlement or Closing Fee to Universal Title, Arlington	\$750.00	
\$50.00		Title - Wire & Disbursement Fee to Universal Title, Arlington		
		Title - Owner's Title Policy (Optional) Enhanced-Negotiated rate discounted by \$567.77 from \$1,892.56 to First American Title Insurance Company	\$1,324.79	
		Miscellaneous Charges		
\$58.69		HOA Rush Order Fee to EJJ Real Estate Services		
		HOA Transfer Fee to EJJ Real Estate Services	\$58.69	
\$35.00		Pest Inspection Fee to PestNow		
		Prepaid Assessment - August to The Hawthorn Condominium	\$515.02	
\$264.08		Resale Package Fee to EJJ Real Estate Services		
		Homeowner's Insurance Premium to Allstate	\$318.30	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$213,845.55	\$632,116.29	Subtotals	\$643,471.49	\$403,099.30
		Due from Buyer		\$240,372.19
\$418,270.74		Due to Seller		
\$632,116.29	\$632,116.29	Totals	\$643,471.49	\$643,471.49

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the 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 Settlement Statement.

We/I authorize Universal Title, Arlington to cause the funds to be disbursed in accordance with this statement.

Arati Krishnamoorthy 7/25/2018 [Signature] 7/25/2018
Arati Krishnamoorthy Date Rajit Kavindran Date

Patricia Ann Davison Revocable Trust dated January 8, 2010

By: Patricia Ann Davison, Trustee 7/24/18
Patricia Ann Davison, Trustee Date

Settlement Agent Date