

File No: 15-177609
Printed: 11/28/2017, 12:26 PM
Officer/Escrow Officer: Andrea Kahan/AK
Settlement Location:
6263 N. Scottsdale Road, Suite 190,
Scottsdale, AZ 85250

First Arizona Title Agency, LLC
6263 N. Scottsdale Road, Suite 190 • Scottsdale, AZ 85250
Phone: (480)385-6548 Fax:
Final Settlement Statement

I hereby certify that this is a true and correct copy of the original.

First Arizona Title Agency, LLC

Andrea Kahan

By _____

Property Address: [REDACTED]

Buyer: [REDACTED]

Lender: [REDACTED]

Settlement Date: 11/27/2017

Disbursement Date: 11/27/2017

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	295,000.00	Sale Price	295,000.00	
		Deposit: Receipt No. 15956 on 09/25/2017 by [REDACTED]		3,000.00
		Loan Amount - [REDACTED]		301,342.00
		Prorations/Adjustments		
	51.64	Association Dues 11/27/17 to 12/31/17 @\$138.60/qtr	51.64	
597.48		County Taxes 07/01/17 to 11/27/17 @\$1,463.62/yr		597.48
		Loan Charges		
		Loan Charges to [REDACTED]		
		Prepaid Interest 11/27/17 to 12/01/17 @\$35.090000/day	140.36	
		Underwriting Fee	795.00	
		Appraisal Fee to [REDACTED]	600.00	
		reinspection fee to [REDACTED]	100.00	
		VA Funding Fee	6,342.50	
		Credit Report to [REDACTED]	100.00	
		Non-Specific Lender Credits		2,525.25
		Mortgage Broker: Loanatik LLC		
		Broker Fee to Loanatik LLC POC \$8,286.91		
		Impounds		
		Aggregate Adjustment		122.03
		Homeowner's Insurance 3 mo(s) @\$83.17/mo	249.51	
		County Property Taxes 4 mo(s) @\$121.97/mo	487.88	
		Title Charges & Escrow / Settlement Charges		
1,456.00		Title - Owner's Title Insurance (optional)		

This is a summary of the closing transaction prepared by First Arizona Title Agency, LLC. This document is not intended to replace the Closing Disclosure form.

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Eagle Owner's Policy - FATCO to First Arizona Title Agency, LLC		
		Title - Extended Lender's Policy - FATCO	892.00	
		Extended Lender's Policy - FATCO to First Arizona Title Agency, LLC		
		Title - [ALTA 5-06] Planned Unit Development	100.00	
		[ALTA 5-06] Planned Unit Development to First Arizona Title Agency, LLC		
		Title - [ALTA 8.1-06] Environmental Protection Lien	100.00	
		[ALTA 8.1-06] Environmental Protection Lien to First Arizona Title Agency, LLC		
		Title - [ALTA 9-06] Restrictions, Encroachments & Minerals	100.00	
		[ALTA 9-06] Restrictions, Encroachments & Minerals to First Arizona Title Agency, LLC		
		Title - Closing Protection Letter-Lender (FATCO)	25.00	
		Closing Protection Letter-Lender (FATCO) to First Arizona Title Agency, LLC		
545.00		Title - Escrow Fee	545.00	
		Escrow Fee to First Arizona Title Agency, LLC		
50.00		Title - Delivery Fee	50.00	
		Delivery Fee to First Arizona Title Agency		
75.00		Title - Reconveyance Tracking		
		Reconveyance Tracking to First Arizona Title Agency		
		Commission		
7,375.00		Real Estate Commission to [REDACTED]		
7,375.00		Real Estate Commission to [REDACTED]		
		Government Recording and Transfer Charges		
		Record Warranty Deed to Maricopa County Recorder	17.00	
		Record Mortgage to Maricopa County Recorder	25.00	
		Payoff(s) and Payment(s)		
		[REDACTED]		
229,524.58		Principal Balance to [REDACTED]		
129.00		Interest on Payoff Loan 11/02/17 to 11/06/17 @\$25.800000/day to [REDACTED]		
		Miscellaneous		
		Transfer Fee to [REDACTED]	200.00	
153.60		Association Dues to [REDACTED]	138.60	
200.00		Document Fee to [REDACTED]		
500.00		Home Warranty to Old Republic Home Protection		
		Pest Inspection to Killzone Pest Control	50.00	
		Tax Installment: 1st 1/2 2017 to Maricopa County Treasurer	POC-S \$731.81	
247,980.66	295,051.64	Subtotals	306,109.49	307,586.76
		Due To Buyer	1,477.27	
47,070.98		Due To Seller		
295,051.64	295,051.64	Totals	307,586.76	307,586.76

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