

File No./Escrow No.: 2020-1949  
 Print Date & Time: 11/23/2020 9:45 AM  
 Officer/Escrow Officer:  
 Settlement Location:

Property Address:

Buyer:  
 Seller:  
 Lender:

Settlement Date: November 23, 2020  
 Disbursement Date: November 23, 2020  
 Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
<b>Financial</b>				
	315,500.00	Sale Price of Property	315,500.00	
		Deposit Keller Williams Realty		10,000.00
		Borrower's Loan Amount		252,400.00
9,400.00		Seller Credit		9,400.00
<b>Prorations/Adjustments</b>				
843.02		City/town taxes from 10/01/2020 to 11/23/2020		843.02
<b>Loan Charges to One American Bank, ISAOA</b>				
		.1470% of Loan Amount (Points) to	371.03	
		Lender Fee to One American Bank, ISAOA	1,095.00	
		Appraisal Fee to Appraisal Services, LLC (\$500.00 POCB)		
		Credit Report to Credit Plus, Inc	76.00	
		Flood Certification to CoreLogic Flood Services	10.50	
		Tax Service to CoreLogic	70.00	
		Prepaid Interest to	154.24	
<b>Other Loan Charges</b>				
		Estimated December Tax Bill to Hudson Tax Collector	2,910.82	
		Homeowner's Insurance to USAA	807.43	
<b>Impounds</b>				
		Homeowner's insurance 3 mo @ \$67.28/mo	201.84	
		Property taxes 3 mo @ \$461.60/mo	1,384.80	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
<b>Title Charges &amp; Escrow / Settlement Charges</b>				
		Title - Settlement Agent Fee to Law Office of		600.00
		Title - Owner's title insurance (Optional) to Westcor		450.00
		Title - Lender's title insurance to Westcor		505.00
<b>Commission</b>				
9,183.00		Real Estate Commission 9,183.00 to Keller Williams Realty		
6,122.00		Real Estate Commission 6,122.00 to Purple Finch Properties		
<b>Government Recording and Transfer Charges</b>				
2,366.50		Recording Fees Deed: \$50.00 Mtg: \$125.00	175.00	
		State tax/stamps to State of New Hampshire	2,362.50	
		Erecording to Simplifile	13.50	
		Record POA to State of New Hampshire	25.00	
<b>Payoff(s)</b>				
<b>Miscellaneous</b>				
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
27,914.52	315,500.00	<b>Subtotals</b>	326,712.66	272,643.02
		Due From Borrower		54,069.64
287,585.48		Due To Seller		
<b>315,500.00</b>	<b>315,500.00</b>	<b>Totals</b>	<b>326,712.66</b>	<b>326,712.66</b>