

File Number: **The Group Guaranteed Title, LLLP**
 Print Date & Time: 9/13/2016 2:56 PM **3665 JFK Parkway, Bldg. 1, Suite**
 Escrow Officer: **204**
 Settlement Location: **3665 JFK Parkway, Fort Collins, CO 80525**
Bldg. 1, Suite 204
Fort Collins, CO 80525

Property Address: 1234 Happy Home Road Fort Collins, Colorado 80525
 Buyer: Jenny Buyer - 2222 Moving Way, Loveland, CO 80538
 John Buyer - 2222 Moving Way, Loveland, CO 80538
 Seller: Mary Seller, 8888 Mountain Way, CO 80525
 Lender: Easy Home Loans, LLC - 5555 Easy Money Street, Fort Collins, CO 80525

Settlement Date: 4/29/2016
 Disbursement Date: 4/29/2016
 Additional dates per state requirements: 4/29/2016

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$500,000.00	
Deposit		\$5,000.00
Loan Amount		\$325,000.00
Prorations/Adjustments		
County Taxes 1/1/2016 to 4/29/2016		\$1,300.55
Loan Charges to Easy Home Loans, LLC		
Delivery Fee to Easy Home Loans, LLC	\$140.00	
Document Preparation Fee to Easy Home Loans, LLC	\$17.00	
Flood Certification to Easy Home Loans, LLC	\$10.00	
Loan Origination Fee to Easy Home Loans, LLC	\$1,406.00	
Prepaid Interest (\$37.74 per day from 4/29/2016 to 5/1/2016)	\$75.48	
Processing Fee to Easy Home Loans, LLC	\$460.00	
Underwriting Fee to Easy Home Loans, LLC	\$395.00	
Other Loan Charges		
Appraisal Fee to Appraisal Company	\$495.00	
Credit Report Fee to Credit Report Company	\$50.00	
Impounds		
Homeowner's Insurance \$100.00 per month for 3 mo.	\$300.00	
Property Taxes \$333.33 per month for 6 mo.	\$1,999.98	
Title Charges & Escrow/Settlement Charges		

Title - Lender's Policy \$325,000.00 Premium - \$450.00 to The Group Guaranteed Title, LLLP	\$450.00	
Title - Bundled Loan Closing Fee to The Group Guaranteed Title, LLLP	\$300.00	
Title - Settlement Fee to The Group Guaranteed Title, LLLP	\$95.00	
Government Recording and Transfer Charges		
Recording Fees Deed: \$16.00 Mortgage: \$156.00 to Larimer County - Recorder	\$172.00	
Tax Stamp for State Deed to Larimer County - Recorder	\$50.00	
Miscellaneous		
Homeowner's Insurance Premium (12 mo.) to Hazard Insurance Company	\$1,200.00	
Lender Credits from Easy Home Loans, LLC		\$1,500.00
	Debit	Credit
Subtotals	\$507,615.46	\$332,800.55
Due From Borrower		\$174,814.91
Totals	\$507,615.46	\$507,615.46

Title Insurance – Simultaneous Rate Premiums

The Owner's and Lender's title insurance premiums set out above represent the actual rates filed with the Colorado Department of Insurance. The Owner's and Lender's title insurance premiums shown on the Closing Disclosure were calculated and disclosed in the manner required by Federal regulation as required by the Consumer Financial Protection Bureau (CFPB). Despite the difference in the breakdown of premiums disclosed, the total combined premiums as required to be disclosed by the CFPB equals the total combined premiums calculated above using the current rules and rates of this State.

Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize The Group Guaranteed Title, LLLP to cause the funds to be disbursed in accordance with this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this Settlement Statement pertaining to "Comparison of Loan Estimate, Closing Disclosure and Settlement Statement Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters. The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

Buyer(s):

Jenny Buyer

John Buyer

Selling Real Estate Company

The Group Guaranteed Title, LLLP

Date