

BUYER'S ESTIMATED CLOSING COSTS

PROPERTY: Los Angeles, CA 90046

DATE: August 27, 2011

CLOSING DATE: August 31, 2011

BUYER:

ESCROW NO.:

	<u>DEBITS</u>	<u>CREDITS</u>
FINANCIAL CONSIDERATION		
Total Consideration	646,000.00	
Deposit from [redacted]		19,600.00
Credit towards closing costs & prepaids		12,667.00
New 1st Trust Deed		484,500.00
LOAN INFORMATION -		
[Charges \$10,824.81]		
Credit or Charge for Interest Rate	4,845.00	
Appraisal Fee POC to Quick Appraisals \$625.00		
Settlement service fee C2C	202.50	
Tax Service Fee First American	66.00	
Processing Fee	670.00	
Underwriting fee	550.00	
Aggregate Reserves	-576.68	
Interest at \$70.8563/day from 08/30/2011 to 09/01/2011	141.31	
Homeowner's Insurance @ \$72.08/mo for 3 mo	216.24	
Property Taxes @ \$872.92/mo for 7 mos	4,710.44	
PRORATIONS/ADJUSTMENTS		
Unpaid Taxes at \$710.76/semi-annually from 07/01/2011 to 08/31/2011		236.92
OTHER DEBITS/CREDITS		
Travelers Insurance for Homeowner's Insurance	865.00	
Estimated refund due at close of escrow	500.00	
TITLE/TAXES/RECORDING CHARGES - Fidelity National Title Company		
Owners Title Policy	1,850.00	
Buyer's off-set credit for Owners Title Policy		1,850.00
ALTA Loan Policy	750.00	
Sub Escrow Fee	125.00	
Title Company Wire Fee	25.00	
Policy Endorsements	100.00	
Average Recording Fees	120.00	
Documentary Transfer Tax	715.00	
Buyer's off-set credit for Documentary Transfer Tax		715.00
City Transfer Tax	2,925.00	
Buyer's off-set credit for City Transfer Tax		2,925.00
ESCROW CHARGES - Nettle Becker Escrow, Inc.		
Escrow Fee	1,550.00	
Loan Tie-In Fee	250.00	
Email Document Fee	100.00	
Notary Fee/Sign-Up Fee	200.00	
Messenger Fee/FedEx Fee	50.00	
Escrow Archive to Archive IT	25.00	
Funds required		144,560.89
TOTAL	\$ 668,974.81	\$ 666,974.81

THIS IS AN ESTIMATE ONLY AND FIGURES ARE SUBJECT TO CHANGE

