

New Home Title, LLC
1227091
6900 Tavistock Lakes Boulevard
400
Orlando, FL 32827
(407) 779-8231

ALTA Combined Settlement Statement

File #:	2024-CO-1695-1695	Property	10209 East Warren Avenue	Settlement Date	03/26/2024
Prepared:	03/26/2024		Denver, CO 80247	Disbursement Date	03/26/2024
Escrow Officer:	Richard C. Simon	Buyer	The World-Real Estate Development Company LLC		
		Seller	STA Holdings LLC		
		Lender	The Gunnison Bank and Trust Company		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$626,000.00	Sales Price of Property	\$626,000.00	
		Deposit		\$31,300.00
		Loan Amount		\$438,200.00
		Prorations/Adjustments		
\$1,394.85		County Taxes 01/01/2024 to 03/26/2024		\$1,394.85
		Loan Charges		
		Appraisal Fee (\$2,350.00 POC by Borrower)		
		Appraisal Review Fee	\$125.00	
		Broker Fee to CFG/Multicultural Mortgage	\$2,191.00	
		Credit Report Fee	\$39.10	
		Origination Fee to The Gunnison Bank and Trust Company	\$2,191.00	
\$8.00		E-Recording Fee to New Home Title, LLC	\$8.00	
\$425.00		Mobile Notary Service to New Home Title, LLC	\$150.00	
\$40.00		Tax Cert Fee to Arapahoe County Recording Office	\$40.00	
		Payoff(s)		
		Payoff to Free & Clear		
		Government Recording and Transfer Charges		
		Recording Fees	\$43.00	
		---Mortgage: \$43.00		
		Assignment of Rents to Arapahoe County Recording Office	\$23.00	
		Documentary Transfer Tax (Deed) to Arapahoe County Recording Office	\$62.60	
		Commission		
\$9,390.00		Listing Agent Commission to Brokers Guild Real Estate		
\$18,780.00		Selling Agent Commission to Right4URealty, LLC		
		Title Charges & Escrow / Settlement Charges		
		Title - Lender's Title Policy to WFG National Title Insurance Company	\$1,740.00	
\$300.00		Title - Settlement Fee to New Home Title, LLC	\$150.00	
		Title- Resale Loan Closing Fee to New Home Title, LLC	\$350.00	
\$40.00		Title - Owner's Endorsement Total to WFG National Title Insurance Company		
		Title - Owner's Title Policy to WFG National Title Insurance Company	\$2,570.00	
		Miscellaneous		