File No./Escrow No.: 2017-310

Print Date & Time: 06/29/2017 12:32 PM

Officer/Escrow Officer: Susan Gage Knedler Settlement Location: 1711 Congress Street

Portland ME 04102

**Bay Area Title Services** 

1711 Congress Street Portland, ME 04102

Property Address: 389 St. John Street, Portland, ME 04102

Buyer: James Costello

Seller: Austin M. Leackfeldt and Andrew V. Wormwood

Lender: Residential Mortgage Services, Inc

Settlement Date: June 30, 2017 Disbursement Date: June 30, 2017

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	590,000.00	Sale Price of Property	590,000.00	177 V 174
		Deposit Keller Williams		5,000.0
		Borrower's Loan Amount		579,313.0
13,038.75		Seller Credit		13,038.7
		Prorations/Adjustments		
	21.30	City/town taxes from 06/30/2017 to 06/30/2017	21.30	***************************************
	.59	Stormwater from 06/30/2017 to 06/30/2017	.59	
		Loan Charges to Residential Mortgage Services, Inc		
		Our Origination Charge to Residential Mortgage Services, Inc	1,225.00	
		Appraisal Fee to Northstar Appraisal - JL	800.00	
		Flood Certification to Altisource Flood	11.00	
		Appraisal Final Inspection to Northstar Appraisal - JL	150.00	
		Mortgage Insurance Premium to Dept. of HUD	9,963.63	
		Prepaid Interest to Residential Mortgage Services, Inc	61.50	
		Other Loan Charges		
		Homeowner's Insurance Premium - 389 St. John to Amy Alward Agency	1,069.07	
		Homeowner's Insurance Premium - 391 St. John to Amy Alward Agency	423.19	
		Impounds		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
	/	Homeowner's insurance	373.08	
		Property taxes	4,534.11	
		Aggregate Adjustment	- 248.72	
	,,, <del>s,</del> ,,	Title Charges & Escrow / Settlement Charges		
		Title - Settlement Agent Fee to Bay Area Title Services	805.00	
		Title - Owner's title insurance (Optional) to Stewart Title	880.00	D. W. C.
		Guaranty Company		
		Title - Lender's title insurance to Stewart Title Guaranty Company	1,192.00	
		Title - Mortgage Loan Inspection Plan to Livingston Hughes Land Surveyors	350.00	
		Title - CPL Generation Fee to Stewart Title Guaranty Company	25.00	7
	******	Commission		
14,750.00		Real Estate Commission 14,750.00 to L&S Realty		
14,750.00		Real Estate Commission 14,750.00 to Keller Williams		
				VA-1
		Government Recording and Transfer Charges Recording Fees	60.00	
1,298.00		State tax/stamps to State of Maine	68.00	
34.00	7 market	Recording Fee for Seller POA to Registry of Deeds	1,298.00	
200 011 52		Payoff(s)		
309,011.52		Leader Bank #3706089411		
14,750.00		Maine Revenue-REW		
110,757.88	<del></del>	Proceeds to Austin M. Leackfeldt		
162.00		Proceeds to Andrew V. Wormwood		
162.00 201.85		Portland Tax Collector-stromwater to 6/30/2017 Invoice		·
		Miscellaneous		
195.00		Deed of Transfer Preparation to Amherst Associates		
50.00		Mortgage Discharge Compliance Fee to Bay Area Title Services		77788
35.00		Wire/Overnight Fee for mortgage payoff to Bay Area Title Services		
35.00		REW Filing Fee to Bay Area Title Services		Tree water
125.00		Seller Power of Attorney to Amherst Associates		
70.00		UPS/Overnight Fee for Seller Power of Attorney & Deed to Bay		
		Area Title Services		
Seller			Borrowei	/Buver
Debit	Credit		Debit	Credit
590,021.89	590,021.89	Subtotals	613,001.75	597,351.
		Due From Borrower	15,650.00	
		Due To Seller	,	
		Totals		

## 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 Bay Area Title Services to cause the funds to be disbursed in accordance with this statement.

lames Costello

wellowed Attorney in Fact ney in Fact wellowing attorney in Fact

Andrew V. Wormwood, by Vance Wormwood, Attorney in Fact

Escrow Officer