American Land Title Association

ALTA Settlement Statement
Adopted Date: 11/02/17

Reviewed for Code Compliance Inspections Division Approved with Conditions

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	
		Deposit Keller Williams		5,000.00
		Borrower's Loan Amount		579,313.00
13,038.75		Seller Credit		13,038.75
		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		

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Seller		Description	Borrower/	
Debit	Credit		Debit	
		Homeowner's insurance	373.08	
		Property taxes	4,534.11	
		Aggregate Adjustment	- 248.72	
		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 Guaranty Company	880.00	
		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	
		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		
		Government Recording and Transfer Charges		
		Recording Fees	68.00	
1,298.00		State tax/stamps to State of Maine	1,298.00	
34.00		Recording Fee for Seller POA to Registry of Deeds		
		Payoff(s)		
309,011.52		Leader Bank #3706089411		
14,750.00		Maine Revenue-REW		
110,757.88		Proceeds to Austin M. Leackfeldt		
110,757.89		Proceeds to Andrew V. Wormwood		
162.00		Portland Tax Collector-stromwater to 6/30/2017		
201.85		Invoice		
		Miscellaneous		
195.00		Deed of Transfer Preparation to Amherst Associates		
50.00		Mortgage Discharge Compliance Fee to Bay Area Title Services		
35.00		Wire/Overnight Fee for mortgage payoff to Bay Area Title Services		
35.00		REW Filing Fee to Bay Area Title Services		
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			**Borrower/Buyer**	
Debit	**Credit**		**Debit**	**Credit**
590,021.89	590,021.89	**Subtotals**	613,001.75	597,351.75
		Due From Borrower	15,650.00	
		Due To Seller		
		Totals		

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all and disbursements made on my account or by me in this transaction and further certify that I have received a copy ALTA Settlement Statement. We/I authorize Bay Area Title Services to cause the funds to be disbursed in accordance with this statement.

James Costello

Austin M. Leackfeldt, by Vance Wormwood, Attorney in Fact

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

Escrow Officer

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