

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
Adopted 05-01-2015

Gateway Title of Maine, Inc.
ALTA Universal ID 1121844
25 Spring Street, Ste. A
Scarborough, Maine 04074

File No./Escrow No.: 16-01689P SHALETT
Print Date & Time: May 20, 2016 at 10:38 AM
Officer/Escrow Officer:
Settlement Location: 25 Spring Street, Ste A, Scarborough, ME 04074
Property Address: 23 Sanborn Street
Portland, ME 04103
Borrower: Roslyn Shalett and Merrill Abramson
Seller: Diane J. Miller and Robert H. Miller Jr
Lender: Franklin American Mortgage
Company
Settlement Date: May 20, 2016
Disbursement Date: May 20, 2016

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$ 249,900.00	
Deposit		\$ 2,000.00
Loan Amount		\$ 237,405.00
Seller Credit		\$ 2,500.00
Lender Credits		\$ 1,431.55
Prorations/Adjustments		
City/Town Taxes	\$ 480.00	
05/21/16 to 07/01/16		
Storm Water Proration	\$ 16.22	
05/21/16-06/30/16		
Loan Charges to Franklin American Mortgage Co		
Administration Fee	\$ 895.00	
Prepaid Interest	\$ 292.69	
\$24.3909 per day from 05/20/16 to 06/01/16		
Other Loan Charges		
Broker Compensation	to Mainstay Funding LLC	
\$ 4,748.10		
Paid by Franklin American Mortgage Co		
Appraisal Fee	to Streetlinks	
POC \$ 515.00		
Paid by Borrower before closing		
Credit Report Fee	to Mainstay Funding LLC	\$ 236.75
Survey Fee	to Nadeau Land Surveys	\$ 225.00

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ALTA Settlement Statement Borrower/Buyer - Continued

	Debit	Credit
Impounds		
Homeowner's Insurance	\$ 171.75	
3 mo @ \$ 57.25 /mo		
Property Taxes	\$ 1,785.35	
5 mo @ \$ 357.07 /mo		
Aggregate Adjustment	\$ -228.99	
Title Charges & Escrow / Settlement Charges		
Title - Lender's Title Insurance to Gateway Title of Maine, Inc.	\$ 551.00	
Coverage: \$ 237,405.00		
Premium: \$ 551.00		
Title - Owner's Title Insurance (optional) to Gateway Title of Maine, Inc.	\$ 474.00	
Coverage: \$ 249,900.00		
Premium: \$ 474.00		
Title - CPL Fee to First American Title Insurance Company	\$ 25.00	
Title - Settlement Fee to Gateway Title of Maine, Inc.	\$ 675.00	
Title - Tax Information Fee to City of Portland	\$ 25.00	
Commission		
Government Recording and Transfer Charges		
Recording Fees to County Register of Deeds	\$ 78.00	
Deed:\$24.00 Mortgage:\$54.00		
Transfer Tax to County Register of Deeds	\$ 550.00	
Payoffs		
Miscellaneous		
Homeowner's Insurance to State Farm Insurance	\$ 687.00	
Premium		
(12 mo.)		
Subtotals	\$ 256,838.77	\$ 243,336.55
Balance Due FROM		\$ 13,502.22
TOTALS	\$ 256,838.77	\$ 256,838.77