

**Masters Realty Services, Inc. dba
Premier Services, Escrow Division**
2355 Main Street, Suite 110, Irvine, CA 92614
Phone • Fax: (714) 202-4897

SELLER'S CLOSING STATEMENT
Estimated

Escrow Number: 14072-AS
Escrow Officer: Alicia Smith

Title Order Number: CA0310-17000963-32
Date: 02/15/2017 - 6:54:52PM
Closing Date: 02/21/2017
Disbursement Date:

Buyer/Borrower: Chong Meng Wong

Seller: Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact and Mei Ling Chen

Property: 18602 La Guardia Street, Rowland Heights, CA 91748

DESCRIPTION	DEBITS	CREDITS
TOTAL CONSIDERATION		473,000.00
PRORATIONS/ADJUSTMENTS:		
Property Tax @ 2,503.18 per 6 month(s) 2/21/2017 to 6/30/2017		1,793.95
Seller Credit to buyer towards closing costs	1,500.00	
COMMISSION(S):		
Listing Broker: Century 21 Masters	11,825.00	
Selling Broker: Star Max Realty	11,825.00	
TITLE CHARGES		
Owner's Premium for 473,000.00: Title 365	1,462.00	
Sub Escrow Fee: Title 365	62.50	
Wire/Express Fee: Title 365	45.00	
Messenger Fee: Title 365	50.00	
County Transfer Tax: Title 365	520.30	
ESCROW CHARGES TO: Premier Services		
Settlement Agent Fee	1,559.00	
LOAN PAYOFF: Sterling Bank & Trust		
Curent Outstanding Balance	235,930.68	
Recording Fees	45.00	
Interest From To 3/01/2017	2,097.45	
Processing Fee	30.00	
Fax Fee	30.00	
Repay Closing Costs	1,895.27	
Total Loan Payoff	240,028.40	
TAXES:		
Property Tax 1stdt 1/2 2016-2017 to: Los Angeles County Tax Collector POC \$2,503.18		
ADDITIONAL DISBURSEMENTS:		
Home Owner's Warranty: First American Home Buyers Protection	510.00	
Natural Hazard Report Fee: First American Natural Hazard Disclosures	89.95	
Notary Fee: Annel Garcia	60.00	
BALANCE DUE YOU	205,256.80	
TOTALS	474,793.95	474,793.95

Mei Ling Chen

Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact

Mei Ling Chen, Attorney In Fact

Premier Services
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AMENDED ESCROW INSTRUCTIONS

Date: February 15, 2017

Escrow No. 14072-AS

Re: 18602 La Guardia Street, Rowland Heights, CA 91748

To: Premier Services - Alicia Smith

My previous instructions in the above numbered escrow are hereby modified – supplemented in the following particulars only.

CREDIT TO BUYER: At the close of escrow, you are hereby authorized and instructed to debit the account of the Seller and credit the account of the Buyer with the sum of **\$1,500.00**, representing **closing costs** .

Buyer and Seller agree to indemnify, defend and hold Escrow Holder, it's employees and officer of the corporation, real estate agents and/or brokers harmless from any liability or loss in connection with this instruction.

All other terms and conditions of this escrow shall remain the same. All parties signing this instruction acknowledge receipt of a copy of same.

END OF AMENDMENT

SELLER :

Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact

By: Mei Ling Chen, Attorney In Fact

Mei Ling Chen

BUYER :

Chong Meng Wong

Premier Services
2355 Main Street, Suite 110
Irvine, CA 92614
Phone: (714) 202-4897 • Fax: (714) 202-4897

AMENDED ESCROW INSTRUCTIONS

Date: January 31, 2017

Escrow No. 14072-AS

Re: 18602 La Guardia Street, Rowland Heights, CA 91748

To: Premier Services - Alicia Smith

My previous instructions in the above numbered escrow are hereby modified – supplemented in the following particulars only.

Borrower's vesting through the above referenced escrow is hereby amended as follows:

Chong Meng Wong, a married woman as her sole and separate property

Escrow Holder is authorized and instructed to change any and all documentation as necessary to reflect said vesting change over signatures thereon, if applicable.

Buyer and Seller agree to indemnify, defend and hold Escrow Holder, it's employees and officer of the corporation, real estate agents and/or brokers harmless from any liability or loss in connection with this instruction.

All other terms and conditions of this escrow shall remain the same. All parties signing this instruction acknowledge receipt of a copy of same.

END OF AMENDMENT

SELLER :

Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact

By: Mei Ling Chen, Attorney In Fact

Mei Ling Chen

BUYER :

Chong Meng Wong



We Create Solutions®

February 02, 2017

TA WEI JAO
18480 AGUIRO STREET
ROWLAND HGTS. CA 91748-4503

TA WEI JAO
18602 LA GUARDIA ST
ROWLAND HEIGH CA 91748-4615
RE: ACCT # 151719008 P92

In response to your request, the following amounts are required to pay this loan in full before 12:00 Noon on the Payoff Date of 03/01/2017. After this date the statement will be subject to revision.

This notice is to advise you of the procedure which will be followed to accomplish a full prepayment of your mortgage. Sterling Bank & Trust, FSB will only accept the prepayment on the first day of any month during the mortgage term; or accept the prepayment whenever tendered with interest paid to the first day of the month following the date prepayment is received.

Table with 2 columns: Description and Amount. Rows include LOAN TYPE: CONVENTIONAL, CURRENT OUTSTANDING BALANCE (235,930.68), INTEREST DUE (2,097.45), PER DIEM (35.55), PREPAYMENT PENALTY (.000 %), LATE CHARGES (.00), RECORDING FEES (45.00), PROCESSING FEE (30.00), FAX FEE (30.00), FHA MORTGAGE INSURANCE PREMIUM DUE (.00), REPAY CLOSING COSTS (1,895.27), TOTAL PAY OFF (240,028.40), ESCROW BALANCE (1,599.72), and EST. ESCROW REFUND (1,599.72).

The figures are subject to revision at the time of final audit, due to subsequent receipts and disbursements. PLEASE CALL OUR OFFICE AT (248) 351-3450 TO VERIFY FIGURES. Payoff funds must be mailed to the attention of the Payoff Department.

READ AND APPROVED

X _____
X _____

Handwritten signature/initials

MEMBER FDIC

One Towne Square • Suite 1900 • Southfield, Michigan 48076
(248) 355-2400 • Fax (248) 355-3915 • www.sterlingbank.com





Payoff check must be in the form of Certified, Cashiers or Money Order. Late Charges will accrue in the amount of \$68.13 on each monthly installment not paid by the 16th of the month. IF ESCROW IS DEDUCTED FROM THE PAYOFF AMOUNT THE CHECK WILL NOT BE ACCEPTED. THE MORTGAGOR MUST CONTACT STERLING TO CANCEL AUTOMATIC WITHDRAWL MORTGAGE PAYMENTS. The mailing address of our borrower after payoff must be furnished to us. All cancelled loan documents will be returned to the mortgagor, unless other arrangements are made.

Payoff Department

**Sterling Bank & Trust, FSB
One Towne Square, Suite 1900
Southfield MI 48076**

**MEMBER
FDIC**

One Towne Square • Suite 1900 • Southfield, Michigan 48076
(248) 355-2400 • Fax (248) 355-3915 • www.sterlingbank.com



NO. 073 P. 2

STERLING BANK & TRUST

FEB. 2. 2017 12:41PM

**WIRING INSTRUCTIONS
FOR STERLING BANK & TRUST, FSB
Southfield, Michigan**

FEDERAL RESERVE BANK

ABA#272471849

**(Account Number is the same as ABA#)
FOR CREDIT TO: Sterling Bank & Trust,**

**Please include
Mortgage Account Number
And Mortgagor's Name**

Attn: Payoff Department

Call 800-723-0333 Customer Service with questions