



Castleton Escrow, Inc.  
17890 Castleton Street, Ste. 200  
City of Industry, CA 91748

Phone: (626) 820-9913  
Fax: (626) 839-8988

### BORROWER'S ESTIMATED SETTLEMENT STATEMENT

**PROPERTY:** 18480 & 18482 Aguiro Street  
Rowland Heights, CA 91748  
**DATE:** August 22, 2018  
**CLOSING/RECORD DATE:** August 28, 2018  
**BORROWER:** TA WEI JAO and MEI LING CHEN  
**ESCROW NO.:** 001978-ES  
*\*estimate only\**

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
New 1st Trust Deed - Athas Capital Group		625,000.00
<b>PAYOFF CHARGES - First General Bank</b>		
[Total Payoff \$235,349.30]		
Principal Balance	234,208.86	
Interest on Principal Balance at \$25.4800/day from 08/01/2018 to 08/28/2018	713.44	
Forwarding Fees	100.00	
County Affordable Housing Recording Fee	150.00	
Payoff Demand Statement Fee	30.00	
Reconveyance Fee	45.00	
Recording Fee	50.00	
Previous Demand Statement Fee	50.00	
Fax Fee	2.00	
<b>LOAN INFORMATION - Athas Capital Group</b>		
[Charges \$21,642.31]		
Consulting Fee to AAA Capital Investment	12,500.00	
Consulting Fee to AAA Capital Investment	1,000.00	
Underwriting Fee to Athas Capital	1,295.00	
Appraisal Fee to ACT (POC) \$960.00		
Interest at 5.6250% from 08/27/2018 to 09/01/2018	488.28	
Homeowner's Insurance @ \$77.19/mo for 6 mos to FCI	463.14	
Property Taxes @ \$842.27/mo for 7 mos to FCI	5,895.89	
<b>OTHER DEBITS/CREDITS</b>		
Loan Signing (EST)	250.00	
<b>TITLE/TAXES/RECORDING CHARGES - Old Republic Title Company</b>		
Title - Lender's Title Insurance	645.00	
Title - Messenger Fee	50.00	
Title - Recording Service Fee	30.00	
Title - Sub Escrow Fee	50.00	
Title - Wire Fee	50.00	
Title - Endorsement Fee (EST)	150.00	
Recording Fee	200.00	
SB2 Recording Fees (EST)	225.00	
<b>ESCROW CHARGES - Castleton Escrow, Inc.</b>		
Title - Escrow Fee	750.00	
Title - Processing Demands	50.00	
Title - Messenger/Wire Fee	80.00	
<b>Total Refund</b>	<b>365,478.39</b>	
<b>TOTAL</b>	<b>\$ 625,000.00</b>	<b>\$ 625,000.00</b>

THIS IS AN ESTIMATE ONLY AND FIGURES ARE SUBJECT TO CHANGE

TA WEI JAO

MEI LING CHEN