

Closing Disclosure "CD"

Elite Title Group, LLC
 22 Ridge Road
 Lyndhurst, NJ 07071



File Number / Escrow Number: ETG-18941
 Officer/Escrow Officer: Sofia Vargas
 Settlement Location:

Property Address: 242 No. 2nd Ave.
 Manville, NJ 08835
 Block: 36 Lot: 13
 Buyer: ~~Angelica Arango Arango and Isaac Lopez Sanchez~~
 Seller: ~~Velocity Commercial Capital LLC~~
 Lender: United Wholesale Mortgage ISAOA
 Settlement Date: March 08, 2019 Disbursement Date: March 08, 2019

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$175,000.00	Sale Price of Property	\$175,000.00	
		Deposit		\$17,500.00
		Loan Amount		\$163,817.00
\$17,500.00		Excess Deposit		
		Lender Credits		\$21.05
		Prorations/Adjustments		
	\$463.47	City/Town Taxes 3/8/2019 to 12/31/2019	\$463.47	
		Loan Charges		
		0.214% of Loan Amount (Points) to Northpointe Bank	\$394.80	
		Processing Fee (L: \$1,245.00) to Northpointe Bank		
		Prepaid Interest (\$19.34 per day from 3/8/2019 to 4/1/2019)	\$464.16	
		Appraisal Fee (B/POC: \$510.00) to AppraisalLinks		
		Credit Report Fee to CBC Innovis	\$81.05	
		Flood Certification to CBC Innovis	\$8.75	
		Mortgage Insurance Premium to Urban Housing & Development	\$2,817.50	
		Other Loan Charges		
		Impounds		
		Flood Insurance Premium (mo) to LIBERTY MUTUAL INSURAN	\$1,492.00	
		Property Taxes \$600.51 per month for 4 mo.	\$2,402.04	
		Homeowners Insurance \$87.44 per month for 4 mo.	\$349.76	
		Aggregate Adjustment	\$0.15	
		Flood Insurance Reserve \$124.33 per month for 4 mo.	\$497.32	
		Title Charges & Escrow / Settlement Charges		
		Title - Owner's Title Insurance (optional) to Elite Title Group, LLC	\$72.00	
		Title - ALTA 8.1-06 EPL (LP) (NJR 5-94) to Elite Title Group, LLC	\$25.00	
		Title - ALTA 9.10-06 (Res) REM Current Violations (LP) (4/15/14) NJRB 5-157 to Elite Title Group, LLC	\$25.00	
		Title - Chancery Abstract to Elite Title Group, LLC	\$250.00	
		Title - Closing Service Letter to Elite Title Group, LLC	\$75.00	
		Title - Survey Endorsement/No Survey Endorsement to Elite Title Group, LLC	\$25.00	
		Title - Tax and Assessment Searches to Elite Title Group, LLC	\$50.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Title - Corporate Status Report to Elite Title Group, LLC	\$30.00	
		Title - Document Handling Fee - Sale to Elite Title Group, LLC	\$20.00	
		Title - Electronic Doc.Delivery Fee to Elite Title Group, LLC	\$50.00	
		Title - Examination to Elite Title Group, LLC	\$100.00	
		Title - FedEx - anticipated (purchase) to Elite Title Group, LLC	\$75.00	
		Title - Filed Notice of Settlement - Purchase to Elite Title Group, LLC	\$40.00	
		Title - Flood Hazard Certificate to Elite Title Group, LLC	\$15.00	
		Title - Notary Fee to Elite Title Group, LLC	\$25.00	
		Title - PURCHASE - County Records Search (including copies & continuations) to Elite Title Group, LLC	\$250.00	
		Title - Secondary Mortgage Market (LP) (NJB 5-32) to Elite Title Group, LLC	\$25.00	
		Title - Transaction Management Fee to Elite Title Group, LLC	\$30.00	
		Title - Settlement Service (Purchase) to Elite Title Group, LLC	\$525.00	
		Title - Upper Court Searches/Patriot Name Search to Elite Title Group, LLC	\$165.00	
		Title - Wire Charges - Purchase (Estimated) to Elite Title Group, LLC	\$120.00	
		Title - Tideland Search (Unclaimed) to Elite Title Group, LLC	\$40.00	
		Title - Copies - Purchase to Elite Title Group, LLC	\$30.00	
		Title - Lenders Title Insurance to Elite Title Group, LLC	\$797.00	
		Commission		
\$5,300.00		Real Estate Commission to Keller Williams Cornerstone Realty.		
\$5,200.00		Real Estate Commission to ERA Statewide Realty		
		Government Recording And Transfer Charges		
		Recording Fee Deed to Somerset County Clerk	\$123.00	
		Recording Fee Mortgage to Somerset County Clerk	\$163.00	
\$767.50		State Transfer Tax to Somerset County Clerk		
		Payoff(s)		
		Miscellaneous		
\$50.00		Wire Fee to Elite Title Group LLC		
\$203.00		Buyers Attorney Legal Fee to The Law Firm of Marc L.Cohen,Esq.	\$1,475.00	
		Sewer Acct 34-0 (with int. good thru 3-15) to Manville Borough		
		Survey fee (B/POC: \$725.00) to Morgan Engineering		
\$670.00		Seller's Attorney Fee + Wire Fee and fedex to Schiller, Knapp, Lefkowitz & Hertzell LLP		
		Homeowners Insurance Premium (mo) to Allstate	\$1,049.38	
		Borough Property Tax - 1st Quarter 2019 (S/POC: \$1,786.24) to Manville Borough		
		Seller		Borrower/Buyer
Debit	Credit		Debit	Credit
\$29,690.50	\$175,463.47	Subtotals	\$189,640.38	\$181,338.05
		Due from Angelica Arango-Angarita and Isaac Lopez Sanchez		\$8,302.33
\$145,772.97		Due to Velocity Commerical Capital LLC		
\$175,463.47	\$175,463.47	Totals	\$189,640.38	\$189,640.38