

**All Brokers Escrow, Inc.**  
2924 W. Magnolia Blvd.  
Burbank, CA 91505

Phone: (818) 845-7201  
Fax: (818) 845-8246

**SELLER'S FINAL SETTLEMENT STATEMENT**

**PROPERTY:** 1244 North Keystone Street  
Burbank, CA 91506

**DATE:** June 29, 2023

**SELLER:** Michael Lee Stetson

**CLOSING DATE:** June 29, 2023  
**ESCROW NO.:** 043340-NT

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
Total Consideration		1,050,000.00
<b>PAYOFF CHARGES - Rocket Mortgage</b>		
[Total Payoff \$198,462.68]		
Principal Balance	197,562.95	
Interest on Principal Balance at 4.3750% from 06/01/2023 to 06/27/2023	615.69	
Interest on Principal Balance at \$23.6800/day from 06/28/2023 to 06/30/2023	71.04	
Recording Cost	186.00	
Statement Fee	25.00	
Payment Shortage	2.00	
<b>PRORATIONS/ADJUSTMENTS</b>		
County Taxes at \$1,517.57/semi-annually from 06/29/2023 to 07/01/2023.		16.86
<b>COMMISSION CHARGES</b>		
Re/Max Empower	36,750.00	
HomeSmart Evergreen	21,000.00	
<b>OTHER DEBITS/CREDITS</b>		
Disclosure Source for NHD & Tax Assessment Report	99.00	
Claudio Madariaga for Reimbursement for Advanced Fees	1,100.00	
Re/Max Empower for Transaction Fee	300.00	
Delivery of Possession Fee for	50,000.00	
<b>TITLE/TAXES/RECORDING CHARGES - Orange Coast Title Company of Southern California</b>		
Title - Owner's Title Insurance	2,205.00	
Title - Messenger Fee	39.87	
Title - Sub Escrow Fee	62.50	
Title - Wire Fee	25.00	
Transfer Tax - County to Los Angeles County	1,155.00	
<b>ESCROW CHARGES - All Brokers Escrow, Inc.</b>		
Title - Escrow Fee	2,300.00	
Title - Messenger Fee to All Broker's Escrow, Inc.	40.00	
Title - Wire Fee to All Brokers Escrow, Inc.	30.00	
<b>Net Proceeds</b>	<b>736,447.81</b>	
<b>TOTAL</b>	<b>\$ 1,050,016.86</b>	<b>\$ 1,050,016.86</b>

Handwritten annotations: A circle around 50,000.00 with an arrow pointing to it from the left and another arrow pointing from it to the right with the text "44,200 returned".

Handwritten annotations: A circle around 2,205.00, 39.87, 62.50, 25.00, and 1,155.00. Another circle around 2,300.00, 40.00, and 30.00.

Handwritten note: "Costs 9/1"

**SAVE THIS STATEMENT FOR INCOME TAX PURPOSES**

**Certified To Be True and Correct  
Copy of Original  
Nancy Toth  
All Brokers Escrow Inc.**