



Fidelity National Title Agency, Inc.

1125 Executive Circle, Suite 200, Irving, TX 75038
 Phone: (972)650-6848 | Fax: (972)650-6167

SELLER'S STATEMENT

Settlement Date: December 21, 2021
Disbursement Date: December 21, 2021
Borrower: Sudaya Investment LLC.
 4515 Meadow Hawk Drive
 Arlington, TX 76005
Seller: Nepali Cultural & Spiritual Center
 2016 W Grauwlyer Road
 Irving, TX 75061
Property: 2016 W Grauwlyer Road
 Irving, TX 75061
 Lot(s): 2A Block: A Parcel ID(s): 323867000A02A0000 323867000A02A9900

Escrow Number: 9001312100938
Escrow Officer: Kaitlyn Fossier

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Contract sales price					1,500,000.00
PRORATIONS/ADJUSTMENTS					
2021 Property Taxes at \$2,360.58	Dallas County Tax Assessor 12/22/21-12/31/21 Borrower tax period 01/01/21-12/21/21 Seller tax period (\$2,360.58 / 365 X 355 days)		2,295.91		
2021 Property Taxes at \$2,355.02	Irving ISD 12/22/21-12/31/21 Borrower tax period 01/01/21-12/21/21 Seller tax period (\$2,355.02 / 365 X 355 days)		2,290.50		
TITLE & ESCROW CHARGES					
State of Texas Policy Guaranty Fee	Texas Title Insurance Guaranty Association			2.00	
Owner's title insurance (65% to Patel Law Group/35% to FNT)	Fidelity National Title Agency, Inc.			7,740.00	
Escrow Fee	Patel Law Group, PLLC			750.00	
Recording Fees	Patel Law Group, PLLC			100.00	
Tax Certificate	Fidelity Title FBO National TaxNet			51.00	
Doc Prep	Patel Law Group, PLLC			150.00	
Policies to be issued:					
Owners Policy					
Coverage: \$1,500,000.00 Premium: \$7,740.00 Version: Owner's Policy of Title Insurance (T-1) - 2014					
MISCELLANEOUS CHARGES					
Survey	Burns Surveying LLC				2,484.34
Broker Commissions	DFW Yeti Homes LLC				1.00

Subtotals	15,864.75	1,500,000.00
Balance Due TO Seller	1,484,135.25	
TOTALS	1,500,000.00	1,500,000.00
