



Glen Oaks Escrow

6100 San Fernando Road
Glendale, CA 91201
(818) 502-0400

Buyer Final Closing Statement

Property	2253 Coldwater Canyon Drive Beverly Hills, CA 90210	Escrow Officer	Eric Rustigian	Prepared	03/30/2021
Escrow #	110-167714-ER	Buyer	Pacific Capital [REDACTED]	Closing	09/29/2020
Title #	220585094	Lender	Easy Financial LLC, a Nevada limited liability company	Disbursing	09/29/2020
Loan #	123466			Title by	Lawyers Title Company

	Debit	Credit
Primary Charges & Credits		
Sales Price of Property	\$1,500,000.00	
Deposit		Investor's \$ John Stole \$45,000.00
Closing Funds		Investor's \$ John Stole \$82,593.55
Buyer Closing Funds		My \$ John Stole \$162,000.00
Prorations/Adjustments		
County Taxes (\$8,294.10) 07/01/2020 to 09/29/2020		\$4,054.89
Per Diem (@ \$150.00/day) 09/04/2020 to 09/29/2020	\$3,750.00	
Loan Charges		
Loan Amount		\$1,556,700.00
Attorney Fee to Donel and Associates	\$990.00	
Construction HoldBack Amount	\$281,700.00	
Consulting Fee	\$10,000.00	
Credit Check to Easy Financial LLC	\$39.00	
Document Fee to Easy Financial LLC (\$1,950.00 POC by Borrower)		
Lender Credit for Origination Fee		\$2,220.62
Origination Fee to Easy Financial LLC	\$34,364.00	
Processing Fee to Easy Financial LLC	\$550.00	
Servicing Set up Fee	\$145.00	
Underwriting Fee to Easy Financial LLC	\$750.00	
Wire Fee to Easy Financial LLC	\$30.00	
Government Recording and Transfer Charges		
Recording Fee - Deed	\$30.00	
Recording Fee - Mortgage	\$177.00	
Title Charges		
Endorsement Fee to Lawyers Title Company	\$100.00	
Lender's Title Policy to Lawyers Title Company	\$1,653.00	
Recording Service Fee to Lawyers Title Company	\$14.00	
Sub Escrow Fee to Lawyers Title Company	\$62.50	
Escrow Charges		
Courtesy Credit for to Glen Oaks Escrow		\$500.00
Escrow Loan Tie In Fee to Glen Oaks Escrow	\$195.00	
Escrow Processing/Doc Prep Fee to Glen Oaks Escrow	\$200.00	
Reimbursement for Courier/Overnight Handling Service to Glen Oaks Escrow	\$125.00	
Settlement or Closing Fee to Glen Oaks Escrow	\$3,370.00	
Miscellaneous Charges		
Notary Signing Service to Krystal Fortis	\$200.00	

	Debit	Credit
Traveling Notary Fee to Juan Ramirez	\$250.00	
Insurance Premium to J.H. Ferguson & Associates	\$272.00	
Insurance Premium to Sunset Equity Insurance Services Inc	\$6,646.00	
	Debit	Credit
Subtotals	\$1,845,612.50	\$1,853,069.06
Due to Buyer	\$7,456.56	
Totals	\$1,853,069.06	\$1,853,069.06