

Fidelity National Title Agency, Inc.
 2333 Town Center Dr., Suite 200, Sugar Land, TX 77478
 Phone: (281)240-2808 | Fax: (281)240-2810

MASTER STATEMENT

Settlement Date: January 20, 2021 **Escrow Number:** FAH20018132
Disbursement Date: January 20, 2021 **Escrow Officer:** Jo Piazza
Buyer: Pei Jung Wang and Ching Yen Liu

Seller: Christopher Scott Litton and Dorothy E. Litton
 911 Shenandoah Falls Ln
 Rosenberg, TX 77469
Property: 911 Shenandoah Falls Ln
 Rosenberg, TX 77469
 Lot(s): 19 Block: 2 Bonbrook Plantation South Section: 2

SELLER		BUYER	
\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION			
	245,000.00	Sale Price of Property	245,000.00
		Deposit or earnest money	5,000.00
PRORATIONS/ADJUSTMENTS			
	661.64	HOA Assessments Annually at \$700.00 01/21/21-12/31/21	661.64
699.00		Credit in lieu of home warranty	699.00
140.00		Option Fee	140.00
329.48		County Taxes at \$6,012.93 01/01/21-01/21/21	329.48
COMMISSIONS			
7,350.00		Listing Agent Commission to Keller Williams Realty -SW \$245,000.00 @ 3.0000% = \$7,350.00 - Keller Williams Realty -SW - Angie Farish (Keller Williams Realty -SW) - Cynthia C. Stracener (Keller Williams Realty -SW) - Keller Williams Realty - The Woodlands (Keller Williams Realty -SW)	
7,350.00		Selling Agent Commission to Re/Max Fine Properties \$245,000.00 @ 3.0000% = \$7,350.00 - RE/MAX Fine Properties - RE/MAX Fine Properties - Lina Chou LLC (RE/MAX Fine Properties)	
TITLE & ESCROW CHARGES			
		Title - eRecording Fee - FBO CSC e-Recording Services, Inc. to Fidelity National Title Agency, Inc.	3.95
3.95		Title - eRecording Fee - Seller FBO CSC e-Recording Services, Inc. to Fidelity National Title Agency, Inc.	
450.00		Title - Escrow Fee to Fidelity National Title Agency, Inc.	450.00
71.00		Title - Tax Cert to National Tax Net	
		HOA Reimbursement for Upfront HOA to Fidelity National Title Agency, Inc.	148.00
1,596.00		Title - Owner's Title Insurance to Fidelity National Title Agency, Inc.	
2.00		Title - State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association	
Policies to be issued:			
Owners Policy			
Coverage: \$245,000.00 Premium: \$1,596.00			
Version: Texas Residential Owner Policy of Title Insurance One-To-Four Family Residences (T-1R) - 2014			
GOVERNMENT CHARGES			
		Recording Fees to County Clerk's Office Deed	28.00
20.00		Recording Fees (\$20.00) to County Clerk's Office	

SELLER		BUYER	
\$	DEBITS	\$	CREDITS
			GOVERNMENT CHARGES
			NTP
			PAYOFFS
			Payoff of First Mortgage Loan to Quicken Loans (\$128,383.63)
128,383.63			Loan Payoff
			HOA CHARGES
			2021 HOA Assessment to Bonbrook Plantation
700.00			HOA Capitalization Fee to Bonbrook Plantation 350.00
			HOA Transfer Fee to Sterling ASI 220.00
			MISCELLANEOUS CHARGES
			Doc Prep to Julian M. Moss, Jr. Attorney at Law Warranty Deed
100.00			Mobile Notary Fee to BancServ
150.00			Realtor Credit 3,675.00
147,345.06	245,661.64	Subtotals	246,861.59 9,843.48
		Balance Due FROM Buyer	237,018.11
98,316.58		Balance Due TO Seller	
245,661.64	245,661.64	TOTALS	246,861.59 246,861.59

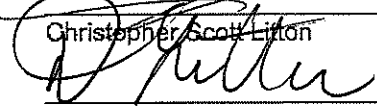
APPROVED and ACCEPTED

Buyer and Seller understand the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Buyer and Seller understand that tax and insurance proration and reserves were based on figures for the preceding year or supplied by others or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Buyer and Seller direct. The undersigned hereby authorizes Fidelity National Title Agency, Inc. to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement. understand the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The Lender involved may be furnished a copy of this Statement. The undersigned hereby authorizes Fidelity National Title Agency, Inc. to make expenditures and disbursements as shown and approves same for payment. The undersigned also acknowledges receipt of loan funds in the amount shown above and a receipt of a copy of this Statement.

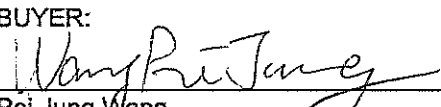
I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:


 Christopher Scott Litton

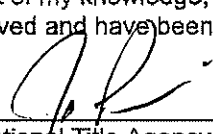

 Dorothy E. Litton

BUYER:

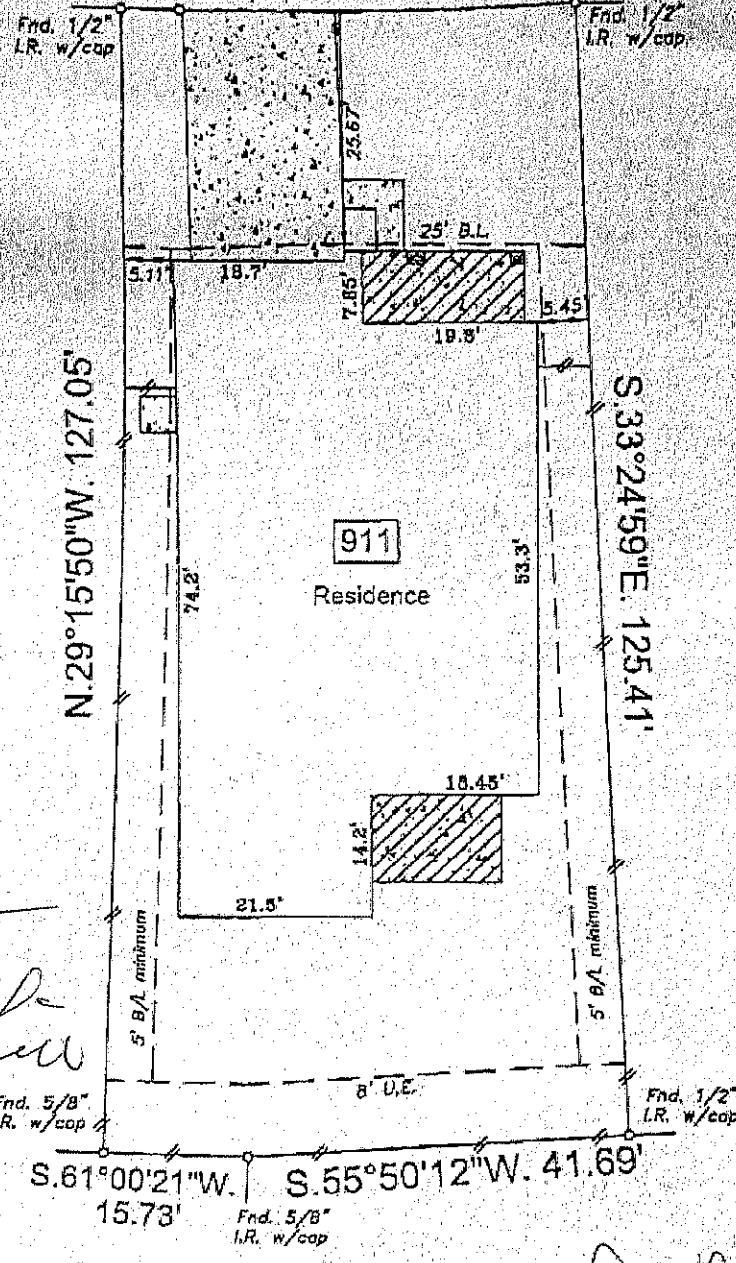
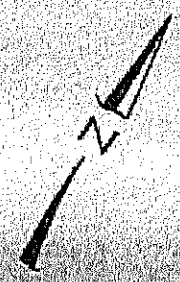

 Pei Jung Wang


 Ching Yeh Liu

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


 Fidelity National Title Agency, Inc.
 Settlement Agent

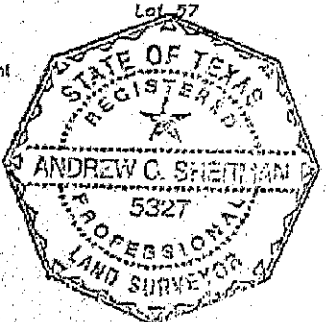
N. 00° 44' 10" E. R = 300.0
 6.19' Fnd. 5/8" I.R. w/cap Ch. = 42.03'



Wayne Jung
Chris Youker

Lot 55
Dorothy E. Little

- Notes:
 B.L. - Building Line
 San. S.E. - Sanitary Sewer easement
 SIm. S.E. - Storm Sewer easement
 U.E. - Utility easement
 R.O.W. - Right of Way
 I.R. - Iron Rod
 I.R. w/cap - Iron rod with plastic cap
 Wood fence
 Iron fences
 Chain link fence
 Curves:
 L = Length
 R = Radius
 Ch. = Chord length



I hereby state that this survey was made on the ground under my supervision on November 28, 2006 and that this plat represents the circumstances at the time of the survey.

Andrew C. Sherman 12-27-06
 Andrew C. Sherman, R.P.L.S. No. 5327 Date

In accordance with FEMA Community Panel #'s 48157C0240-J revised January 3, 1997 this property lies wholly within Zone "X". (per recorded plat) Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to the accuracy of potential flooding locations based on such maps. Surveyor is not liable for any flooding that may ever occur on this property.

- Bearings based on recorded plat
- Surveyor did not abstract property
- Property subject to all deed restrictions and restrictive covenants recorded or unrecorded including those stated in Schedule B Title Report
- CenterPoint Energy agreement CFN 2005116333, D.R.F.B.C.
- (C) indicates Controlling Monument

LOT	19	BLOCK	2	SUBDIVISION	Bonbrook Plantation South Amending Plat No. 1	SECTION	2
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Plat number 20050221 of the plat records