

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

Security Title Agency, Inc.
23200 N. Pima Rd.
Ste. 100
Scottsdale, AZ 85255

ESTIMATED - Figures subject to change

1. ☐ FHA
4. ☐ VA

2. ☐ FMHA
5. ☐ CONV. INS.

3. ☒ CONV. UNINS.

6. ESCROW FILE NUMBER:
92150167-092 MO3

7. LOAN NUMBER:

8. MORTGAGE INSURANCE CASE NUMBER:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER:
Rebecca Bennett

ADDRESS OF BORROWER:
31622 North 144th Street
Scottsdale, AZ 85262

E. NAME OF SELLER:
Harold A. Evers Jr. and Rebecca E. Evers

ADDRESS OF SELLER:
PO Box 730
Eagar, AZ 85925

F. NAME OF LENDER:
ADDRESS OF LENDER:
Primary Residential Mortgage
14500 North Northsight Blvd Ste. 300,
Scottsdale, 85260

G. PROPERTY LOCATION
19426 North 15th Place,
Phoenix, AZ 85024
Maricopa 213-23-342
Lot Seven Hundred Thirty Three (733), of COUNTRY PLACE FIVE, according to the plat of record in the office

H. SETTLEMENT AGENT:
PLACE OF SETTLEMENT:
Security Title Agency, Inc.
23200 N. Pima Rd., Ste. 100, Scottsdale, AZ 85255

I. SETTLEMENT DATE:
05/22/2015
PRORATION DATE:
05/22/2015
SIGNING DATE:
05/22/2015
FUNDING DATE:
DISBURSE DATE:

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	180,000.00	401. Contract Sales Price	180,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to Borrower (line 1400)	1,515.00	403.	
104.		404.	
105.		405.	
Adjustments For Items Paid By Seller In Advance:		Adjustments For Items Paid By Seller In Advance:	
106. City/Town Taxes		406. City/Town Taxes	
107. County Taxes		407. County Taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due from borrower:	181,515.00	420. Gross Amount Due to Seller	180,000.00
200. Amounts Paid by or in behalf of Borrower:		500. Reductions In Amount Due To Seller:	
201. Deposit or earnest money	2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	171,000.00	502. Settlement charges to Seller (line 1400)	11,673.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff to Green Tree	144,352.95
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments For Items Unpaid By Seller:		Adjustments For Items Unpaid By Seller:	
210. City/Town Taxes		510. City/Town Taxes	
211. County Taxes 01/01/15-05/22/15	480.38	511. County Taxes 01/01/15-05/22/15	480.38
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	173,480.38	520. Total Reductions In Amount Due Seller	156,506.33
300. Cash at Settlement from/to Borrower:		600. Cash at Settlement to/from Seller:	
301. Gross amount due from Borrower (line 120)	181,515.00	601. Gross amount due to Seller (line 420)	180,000.00
302. Less amount paid by/for Borrower (line 220)	173,480.38	602. Less reductions in amount due Seller (line 520)	156,506.33
303. Cash FROM Borrower:	8,034.62	603. Cash TO Seller:	23,493.67

L. SETTLEMENT CHARGES:

700. Total Sales/Broker's Commission:		Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
Based on Price \$ 180,000.00 @ 5.5% = 9,900.00			
Division of Commission (line 700) follows:			
701. \$ 4,500.00 to United Brokers Group			
702. \$ 5,400.00 to Re/Max Excalibur Realty			
703. Commission paid at settlement			9,900.00
704.			
800. Items Payable In Connection With Loan:			
801. Loan Origination Fee			
802. Loan Discount Fee			
803. Appraisal Fee			
804. Credit Report			
805. Lenders inspection Fee			
806. Mortgage Insurance Application Fee			
807. Assumption Fee			
808.			
900. Items Required By Lender To Be Paid In Advance:			
901. Interest			
902. Mortgage Insurance Premium			
903. Hazard Insurance Premium			
904.			
1000. Reserves Deposited With Lender:			
1001. Hazard Insurance			
1002. Mortgage Insurance			
1003. City Property Taxes			
1004. County Property Taxes			
1005. Annual Assessments			
1006.			
1007.			
1008. Aggregate Adjustment months @ \$ per month		0.00	
1100. Title Charges:			
1101. Settlement or closing fee to Security Title Agency, Inc.		399.00	399.00
1102. Abstract or title search			
1103. Title examination			
1104. Title insurance binder			
1105. Document preparation			
1106. Notary Fees			
1107. Attorney's Fees			
(includes above item numbers:)			
1108. Title Insurance			
(included above item numbers:)			
1109. Lender's coverage \$ 171,000.00 to Security Title Agency, Inc.		626.00	
1110. Owner's coverage \$ 180,000.00 to Security Title Agency, Inc.			1,059.00
1111. 3R, 5, 8, 1 to Security Title Agency, Inc.		150.00	
1112. Edoc Fee to Security Title Agency, Inc.		100.00	
1113. CPL Fee to Security Title Agency, Inc.		50.00	25.00
1114. Mobile Notary		150.00	150.00
1115. Recon Tracking to Security Title Agency, Inc.			100.00
1200. Government Recording and Transfer Charges:			
1201. Recording Fees: Deed \$ 40.00 Mortgage \$ 40.00 Release \$		40.00	40.00
1202. City/County tax/stamps			
1203. State tax/stamps			
1204. City Transfer Tax			
1205. County Transfer Tax			
1206.			
1207.			
1300. Additional Settlement Charges:			
1301. Survey			
1302. Pest Inspection			
1303.			
1304.			
1400. Total Settlement Charges (Enter on line 103,Section J -and- line 502, Section K)		1,515.00	11,673.00

BREAKDOWN OF NEW LOANS

Description	Buyer Amount	Seller Amount
Primary Residential Mortgage, 14500 North Northsight Blvd Ste. 300, Scottsdale, 85260, Loan#	171,000.00	
Total of New Loans.	171,000.00	

Payoff Addendum

BREAKDOWN OF PAYOFF ON HUD line 504

Payoff to: Green Tree
Payoffs
5505 North Cumberland Ave #307
Chicago, IL 60656

Loan #: 681716585

Description	Amount
Principal Balance	142,420.80
Interest	0.00
Interest	1,348.38
Escrow Overdraft	583.77
Total Payoff	144,352.95

Total as shown on HUD line #504.

144,352.95

HUD-1 Settlement Statement Certification

I have carefully reviewed the HUD-1 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 HUD-1 Settlement Statement.

Buyers Signatures:

Rebecca Bennett

Sellers Signatures:

Harold A. Evers Jr.

Rebecca E. Evers

Settlement Agent:

Security Title Agency, Inc.

Date:

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



SECURITY TITLE AGENCY

23200 N. Pima Rd., Ste. 100
Scottsdale, AZ 85255
Phone:
Fax:

PROCEEDS AUTHORIZATION

May 6, 2015

Escrow No.: 92150167 - 092 - MO3
Property Address: 19426 North 15th Place, Phoenix, AZ 85024

I/We hereby authorize Security Title Agency, Inc. to disburse our proceeds under the above referenced escrow as follows (choose one):

- ☒ Hold for pick up
☐ Mail to: _____
(escrow agent is not responsible for the timely delivery of U.S. mail)
☐ Overnight Delivery to: _____
☐ Deliver by courier to: _____
☐ Transfer ☐ all proceeds or ☐ \$ _____ to _____ Escrow No.: _____ Phone No.: _____
Attn: _____

☒ Wire Transfer Funds to: (Bank Name)* National Bank of Arizona
(Federal Reserve cutoff time/Financial Institution posting time may delay deposit into your account)

Address: 335 N. Wilmont Road, Tucson AZ 85711

Phone Number: 800-748-5188, 928-333-5474 (Sarah)

ABA/Routing No.: 122105320

Account No.: 0715004678

Checking ☒ Savings ☐ Name on Account: Harold A. Evers Jr, Rebecca E. Evers

To Prevent delay of your wire, Please contact your bank for correct wiring instructions.

Special Instructions (if any): _____

MAILING ADDRESS AFTER CLOSE OF ESCROW: P.O. Box 730 Eagan AZ 85925

Phone No.: 928-587-1723

Email Address: becevers@hotmail.com

SELLERS:

Harold A. Evers Jr.
Harold A. Evers Jr.

Rebecca Evers
Rebecca E. Evers

X _____

X _____

Proceeds

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Rebecca Bennett
31622 North 144th Street
Scottsdale, AZ 85262

ESCROW NO.: 92150167 - 092 - MO3

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

Harold A. Evers Jr. and Rebecca E. Evers, Husband and Wife
("Grantor") conveys to

Rebecca Bennett, An Unmarried Woman

the following real property situated in Maricopa County, ARIZONA:

LOT SEVEN HUNDRED THIRTY THREE (733), OF COUNTRY PLACE FIVE,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 287 OF MAPS, PAGE 42.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights
of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may
appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: May 14, 2015

Grantor(s):

SELLERS:

Harold A. Evers Jr.

Rebecca E. Evers

State of _____ }
County of _____ } ss:

Individual

The foregoing Warranty Deed, dated May 14, 2015 and consisting of 2 page(s), was
acknowledged before me this _____ day of _____, by Harold A> Evers Jr.
and Rebecca E. Evers.

Notary Public

Seller Forwarding Address Information

It may be necessary for us to contact you after closing. Please provide us with accurate forwarding information to assist us in reaching you. Thank you.

Date:

Name:

Address:

Phone Number:

Cell Phone:

E-Mail:

E-Mail:

OWNER'S AFFIDAVIT AND INDEMNITY

To: Security Title Agency, Inc. (the "Company")

Re: Title Commitment No. **92150167 - 092 - MO3** (the Commitment")

The undersigned, having lawful authority to do so, (hereinafter called the "Affiant") makes the following statements and representations for the benefit of the "Company":

1. Affiant is the owner or the legal representative of 19426 North 15th Place, Phoenix, AZ 85024, (the "Property"), and is authorized to execute this Affidavit.
2. Owner holds title to the real property (the "Property") as set forth in the above referenced Commitment.
3. Owner is entitled to possession of the Property and there are no other persons or entities in possession of the Property, other than those tenants set forth as an Exhibit to this Affidavit. Furthermore, none of the tenants listed have any options to purchase, or right of first refusal to purchase the Property.
(☐ **check here if there are no tenants**). No new tenant will take possession within 15 days prior to close of escrow.
4. There are no unrecorded options or contracts to purchase, unrecorded deeds, encumbrances, easements, rights of way, or other documents creating an interest in title to the Property, except as set forth as exhibits to this Affidavit.
(☐ **check here if None**)
5. There are NO contracts or arrangements for making any repairs, alterations, construction or other work on the Property. There are NO unpaid bills or claims for labor or materials and further, NO labor has been furnished including site preparation, nor any materials or equipment have delivered to the Property in the last **150** days, except as set forth as an exhibit to this Affidavit.
(☐ **check here if None**)

In connection with the Company issuing its policy(ies), Affiant hereby indemnifies the Company from and against any and all loss, including costs, expenses, damages and reasonable attorneys fees resulting from the inaccuracy of any of the foregoing statements.

Dated May 14, 2015

SELLERS:

Harold A. Evers Jr.

Rebecca E. Evers

State of Arizona _____
County of Maricopa _____

} ss:

Individual

The foregoing Owners Affidavit, dated May 14, 2015 and consisting of 2 page(s), was acknowledged before me this _____ day of _____, _____, by Harold A. Evers Jr. and Rebecca E. Evers.

Notary Public



SECURITY
TITLE AGENCY

23200 N. Pima Rd., Ste. 100
Scottsdale, AZ 85255
Phone: (480) 342-8936
Fax: (602) 294-8452

ESCROW CLOSING INSTRUCTIONS

To: Melissa Offenburger
Date: May 14, 2015
Escrow No.: 92150167 - 092 - MO3
Property Address: 19426 North 15th Place, Phoenix, AZ 85024

The parties hereby instruct Escrow agent as follows:

1. The proration date shall be close of escrow unless the transaction involves a short sale. In a short sale, the proration date will be based on and remain as reflected on the pre-audit HUD approved by the short sale lender or negotiator. All parties acknowledge that all items to be prorated have been submitted to escrow and the parties further agree to hold Escrow Agent harmless as to any items or information not submitted to escrow for proration calculation.
2. The costs and expenses associated with any inspections have been paid directly to the payees outside of escrow. The parties agree to indemnify and hold Escrow Agent harmless as to any liability regarding inspections.
3. The costs and expenses associated with any repairs have been paid directly to the payees outside of escrow. The parties agree to indemnify and hold Escrow Agent harmless from any liability regarding repairs.
4. All inspections, contingencies and/or conditions have been met, satisfied, or waived. Escrow Agent is instructed to record and disburse upon receipt of all signatures and funds in escrow.
5. Buyer has received and reviewed the Commitment for Title Insurance dated April 17, 2015 issued by Chicago Title Insurance Company and Buyer hereby acknowledges Buyer's approval and acceptance of all matters shown as exceptions or exclusions on either the Commitment for Title Insurance or the Amended Commitment.
6. If the purchase contract states that the escrow charges and/or recording fees shall be allocated in the usual or customary manner, Buyer and Seller acknowledge that said charges will be paid one-half by Buyer and one-half by Seller, except in special circumstances where the Buyer or Seller is unwilling or unable to pay recording fees, the other party would be responsible for the total fee.

BUYER:

Rebecca Bennett

SELLERS:

Harold A. Evers Jr.

Rebecca E. Evers



SECURITY
TITLE AGENCY

23200 N. Pima Rd., Ste. 100
Scottsdale, AZ 85255
Phone: (480) 342-8936
Fax: (602) 294-8452

COMMISSION INSTRUCTIONS

Escrow No.: 92150167-092-MO3
Property Address: 19426 North 15th Place, Phoenix, AZ 85024
Seller: Harold A. Evers Jr. and Rebecca E. Evers
Buyer: Rebecca Bennett

Dated: May 6, 2015

ESCROW AGENT IS HEREBY IRREVOCABLY AUTHORIZED AND INSTRUCTED TO PAY COMMISSION FROM THE SELLER'S PROCEEDS AT CLOSE OF ESCROW AS FOLLOWS:

PLEASE INSERT THE FOLLOWING INFORMATION IF INCOMPLETE

Pay Commission to: United Brokers Group 2.5% of Sales Price OR \$ _____

Shanna Reidhead
106 S. Kyrene Rd. Ste 2
Chandler, AZ 85226

Pay Commission to: Re/Max Excalibur Realty 3% of Sales Price OR \$ _____

Claudia Jordan
10458 E. Jomax RD. #100
Scottsdale, AZ 85262

SELLERS:

Harold A. Evers Jr.

Rebecca E. Evers

BROKERS:

Re/Max Excalibur Realty

BY: _____
Designated Broker Authorized Representative

United Brokers Group

BY: _____
Designated Broker Authorized Representative