



23670 Hawthorne Blvd., Suite 100
 Torrance, CA 90505
 Phone: (310) 465-2325
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A non-independent broker escrow

BUYER'S ESTIMATED CLOSING COSTS

PROPERTY: 326 N. Ogden Drive
 Los Angeles, CA 90036
DATE: February 11, 2015
BUYER: 326 N. Ogden Dr LLC
CLOSING DATE: February 13, 2015
ESCROW NO.: 020174-TB

	<u>DEBITS</u>	<u>CREDITS</u>
FINANCIAL CONSIDERATION		
Total Consideration	1,575,000.00	
Deposit from Trade Media USA, LLC		47,250.00
New 1st Trust Deed - First Republic Bank		650,000.00
New 2nd Trust Deed - First Republic Bank		295,000.00
LOAN INFORMATION - First Republic Bank		
[Charges \$5,279.01]		
Origination Charge to First Republic Bank	3,250.00	
Appraisal Fee Morris Appraisals, Inc. POC \$950.00		
Credit Report CBC	21.50	
Certificate of Good Standing	54.00	
Insurance Monitoring Fee SWBC	55.00	
Tax Service Fee Lereta LLC	74.00	
Document Fee to First Republic Bank	30.00	
Processing Fee to First Republic Bank	595.00	
Messenger Fed-Ex Fee to First Republic Bank	5.00	
Flood Certification Lereta LLC	11.00	
Interest at \$62.2900/day from 02/12/2015 to 03/01/2015 to First Republic Bank	1,183.51	
PRORATIONS/ADJUSTMENTS		
Taxes at \$4804.73/semi-annually from 01/01/2015 to 02/13/2015		1,121.10
Seller Credit		5,750.00
RENT PRORATIONS		
Prorated Rents		4,980.00
Prepaid Security Deposits		5,800.00
OTHER DEBITS/CREDITS		
Safeco Insurance Company	1,909.15	
Escrow South Bay for Courier/Overnight Handling Service	100.00	
Escrow Pad/Refund	500.00	
Third Party Notary for Notary Signing Service	225.00	
Document Archive Solutions for Archive Service	40.00	
TITLE/TAXES/RECORDING CHARGES - First American Title Company -		
Owners Title Policy + Endorsements	3,100.00	
Buyer's off-set credit for Owners Title Policy + Endorsements		3,100.00
ALTA Loan Policy	720.00	
Other Loan Policy	490.00	
Endorsements	100.00	
Messenger Fee	15.00	
Sub Escrow Fee	62.50	
Wire Fee	15.00	
Recording Grant Deed	35.00	
Recording Trust Deed	85.00	
Miscellaneous Recording Fees	85.00	
Documentary Transfer Tax	1,732.50	
Buyer's off-set credit for Documentary Transfer Tax		1,732.50
City Transfer Tax	7,087.50	
Buyer's off-set credit for City Transfer Tax		7,087.50
Current Taxes	4,804.73	
ESCROW CHARGES - Escrow South Bay		
Escrow Fee	3,366.25	
Loan Tie-In Fee	250.00	
Courtesy Customer Credit		505.00
Document Preparation Fee	100.00	

Date: February 11, 2015

Escrow No.: 020174-TB

Funds required VIA WIRE TRANSFER AT LEAST TWO DAYS
PRIOR TO THE CLOSE OF ESCROW

DEBITS

CREDITS
582,775.54

TOTAL

\$ 1,605,101.64 \$ 1,605,101.64

**THIS IS AN ESTIMATE ONLY AND FIGURES ARE SUBJECT TO CHANGE
FUNDS TO CLOSE MUST BE IN THE FORM OF A WIRE TRANSFER (Please contact our office for wire
information) AND DEPOSITED 2 BUSINESS DAYS PRIOR TO THE CLOSE OF ESCROW**

The within estimated closing statement is read and approved by the undersigned and is in compliance with the allocation of costs in the Residential Purchase Agreement and Joint Escrow Instructions and/or subsequent instructions in the above numbered escrow.

326 N. Ogden Dr LLC,

By:


Authorized Signor