



**American Title Service Agency, LLC (55)**

2225 W. Whispering Wind Drive, Suite 101  
 Phoenix, AZ 85085  
 (602) 424-7222

File Number: **242374**  
 Sales Price: **\$398,368.14**  
 1st Loan Amount: \$282,368.14  
 2nd Loan Amount: \$90,000.00  
 Close Date: **12/6/2023**  
 Disbursement Date: **12/6/2023**

**COMBINED CLOSING STATEMENT**

Type: **Purchase Loan**  
 Property: **42252 WEST MICHAELS DRIVE  
 MARICOPA, AZ 85138 (PINAL)  
 (512-14-256)**

Buyer(s): **MFV AZ LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
 1753 E. Broadway Rd., #101-400  
 Tempe, AZ 85282**

Sellers: **JAKE JONES  
 730 Rialto Street  
 Oxnard, CA 93035**

1st Lender: **Jake Jones, an unmarried man  
 730 Rialto Street, Oxnard, CA 93035**

2nd Lender: **Jake Jones, an unmarried man  
 730 Rialto Street, Oxnard, CA 93035**

Description	Buyer		Seller	
	Debit	Credit	Debit	Credit
<b>Deposits, Credits, Debits</b>				
Contract sales price	\$398,368.14			\$398,368.14
Deposit or Earnest Money		\$1,000.00		
Transfer Security Deposit to Buyer		\$1,500.00	\$1,500.00	
Seller Carrback to Jake Jones			\$90,000.00	
Performance Note/Sub To Balances due to Jake Jones			\$282,368.14	
Earnest money retained by				
Disbursed as proceeds (\$1,000.00)				
<b>Prorations</b>				
HOA Dues (Paid) 12/6/2023 to 1/1/2024 @ \$150.26/Quarter	\$42.46			\$42.46
12/6/2023 to 1/1/2024 @ \$2,200.00/Month		\$1,845.16	\$1,845.16	
<b>New Loans</b>				
<b>First Loan</b>				
Principal amount of new loan		\$282,368.14		
<b>Second Loan</b>				
Principal amount of Second mortgage from Jake Jones, an unmarried man		\$90,000.00		
<b>Title Charges</b>				
<b>First Loan</b>				
Lender's coverage \$284,223.92 Premium \$100.00 to American Title Service Agency	\$100.00			
Owner's coverage \$398,368.14 Premium \$1,141.00 to American Title Service Agency	\$1,141.00			
Settlement or closing fee to American Title Service Agency	\$1,112.00			
Document preparation to American Title Service Agency	\$100.00			
Notary fees to Sensible Resolutions Inc dba Sensible Signings	\$200.00			

Electronic Document Recording to American Title Service Agency	\$15.00				
Closing Protection Letter (Buyer) to American Title Service Agency	\$25.00				
Closing Protection Letter (Seller) to American Title Service Agency	\$25.00				
<b>Second Loan</b>					
Lender's coverage \$90,000.00 Premium \$100.00 to American Title Service Agency	\$100.00				
Document preparation to American Title Service Agency	\$100.00				
<b>Government Recording and Transfer Charges</b>					
<b>First Loan</b>					
Recording fees: Deed \$30.00	\$30.00				
Mortgage \$30.00	\$30.00				
UCC Termination to American Title Service Agency	\$30.00				
<b>Second Loan</b>					
Electronic Document Recording to American Title Service Agency	\$5.00				
Mortgage \$30.00	\$30.00				
<b>Additional Settlement Charges</b>					
HOA Dues 1st quarter 2024 to Rancho El Dorado HOA	\$157.77				
HOA Transfer Fee to FirstService Residential	\$155.00				
HOA Disclosure Fee to FirstService Residential	\$345.00				
Servicing Account Set Up Subject To/Performance Note to WestStar Pacific Mortgage	\$125.00				
Servicing Account Set Up Seller Carryback to WestStar Pacific Mortgage	\$125.00				
HOA Seller balance due to Rancho El Dorado HOA				\$1,995.78	
Payments 3/1/23 through 11/1/23 to Nova Home Loans				\$12,059.88	
December payment to Nova Home Loans	\$1,392.26				
11/7/23 payment to GoodLeap				\$163.15	
12/7/23 payment to GoodLeap	\$163.15				
<b>Totals</b>	\$403,916.78	\$376,713.30		\$389,932.11	\$398,410.60

**Balance Due FROM Buyer:** \$27,203.48

**Balance Due TO Seller:** \$8,478.49

**APPROVED AND ACCEPTED**

**BUYER(S)**

**SELLER(S)**

MFV AZ LLC  
 By its Member Moving Forward Ventures LLC  
 By its Member, Saguaro Cactus Holdings LLC  
 By its Member Lone Cypress Living Trust dated June 18, 2018

\_\_\_\_\_  
 JAKE JONES

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 Pace Morby, Trustee

**SETTLEMENT COORDINATOR**

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 EILEEN BROWN