

# Buyer's Settlement Statement

## Your Order Summary

FILE #	217251	PROPERTY ADDRESS	498 Eagle Point Roaming Shores, OH 44084	LOAN #	100175886
PREPARED	12/02/2025			TITLE BY	Venture Land Title Agency, LLC
SETTLEMENT	12/04/2025	BUYER	Joseph Reilman and Paula Reilman 4076 Forest Run Circle Medina, OH 44256	OUR ADDRESS	54 North State Street Painesville, OH 44077
DISBURSEMENT	12/04/2025			OUR PHONE #	(440) 354-3300
SETTLEMENT LOCATION	54 North State Street Painesville, OH 44077	SELLER	Richard M. Cantini and Marisa S. McKenna 2395 Plum Creek Drive Roaming Shores, OH 44084	ESCROW OFFICER	Patti Lauria
		LENDER	First National Bank of Pennsylvania 4140 East State Street Hermitage, PA 16148		

## Charges

PRIMARY CHARGES & CREDITS	DEBIT	CREDIT
Sale Price of Property	\$513,000.00	
Deposit		\$5,150.00
Loan Amount		\$275,000.00
Lender Credit		\$687.50
PRORATIONS/ADJUSTMENTS	DEBIT	CREDIT
County Taxes 01/01/2025 to 12/04/2025		\$8,755.26
Credit from LA for HOA Member fee		\$750.00
Credit from SA HOA Member Fee		\$750.00
HOA 12/04/2025 to 04/30/2026	\$501.81	
LOAN CHARGES	DEBIT	CREDIT
Escrow Waiver to First National Bank of Pennsylvania	\$687.50	
Loan Origination Fee to First National Bank of Pennsylvania	\$1,300.00	
Mers Registration Fee to MERS	\$24.95	
Appraisal Fee to Applied Valuation Services (\$650.00 POC by Borrower)		
Credit Report Fee to Factual Data (\$212.00 POC by Borrower)		\$0.15
Flood Certification Fee to Factual Data	\$10.00	
Tax Service Fee to First National Bank of Pennsylvania	\$87.50	
Prepaid Interest (\$45.83 per day from 12/04/2025 to 01/01/2026)	\$1,283.24	
GOVERNMENT RECORDING AND TRANSFER CHARGES	DEBIT	CREDIT
Recording Fees	\$254.00	
---Deed: \$47.00		
---Mortgage: \$207.00		
County Auditor's Transfer Fee (Deed) to Ashtabula County Auditor	\$0.50	
COMMISSIONS	DEBIT	CREDIT
Additional Commission to HomeSmart Real Estate Momentum Mentor	\$595.00	
Selling Agent Commission to HomeSmart Real Estate Momentum Mentor	\$10,260.00	

TITLE CHARGES	DEBIT	CREDIT
Title - "Anytime/Any Place" Notary Closing to Ohio Real Title Agency, LLC	\$150.00	
Title - Commitment / Binder to Venture Land Title Agency, LLC	\$50.00	
Title - CPL (Borrower) to Old Republic National Title Insurance Company	\$20.00	
Title - CPL (Lender) to Old Republic National Title Insurance Company	\$40.00	
Title - Electronic Doc Delivery Fee to Ohio Real Title Agency, LLC	\$50.00	
Title - Filing Update Fee to Ohio Real Title Agency, LLC	\$75.00	
Title - Lender's ALTA 8.1 Endorsement to Venture Land Title Agency, LLC	\$50.00	
Title - Lender's ALTA 9-06 Endorsement to Venture Land Title Agency, LLC	\$150.00	
Title - Lender's OTIRB OH-101 Endorsement to Venture Land Title Agency, LLC	\$100.00	
Title - Lender's OTIRB OH-112 Endorsement to Venture Land Title Agency, LLC	\$150.00	
Title - Lender's Title Policy to Venture Land Title Agency, LLC	\$100.00	
Title - Overnight/Courier Fee to Ohio Real Title Agency, LLC	\$50.00	
Title - Settlement Fee to Ohio Real Title Agency, LLC	\$525.00	
Title - Special Tax Search to Ohio Real Title Agency, LLC	\$50.00	
Title - Wire Processing Fee to Ohio Real Title Agency, LLC	\$40.00	
Title - Lender's ALTA 5-06 Endorsement to Venture Land Title Agency, LLC	\$50.00	
Title - Owner's Title Policy to Venture Land Title Agency, LLC	\$1,111.63	
<b>MISCELLANEOUS CHARGES</b>	<b>DEBIT</b>	<b>CREDIT</b>
HOA Member Fee to RomeRock Association	\$1,500.00	
Hold FH 2025 Taxes to Ohio Real Title Agency, LLC	\$7,111.07	
Survey to Crabb's Surveying Service, Inc.	\$200.00	
Homeowner's Insurance Premium to State Farm Ins.	\$1,466.00	
<b>TOTALS</b>	<b>DEBIT</b>	<b>CREDIT</b>
	\$541,043.20	\$291,092.91

CASH FROM BUYER \$249,950.29

See signature addendum



### ADDENDUM to Purchase Agreement dated 10/9/2025

This is an Addendum to the Purchase Agreement dated: 10/9/2025, for the purchase and sale of the Property known as (Street Address): 498 Eagle Point  
PI 650033002600 (City) Roaming Shores, Ohio 44084 Zip code  
 Between, Paula Reilman and Joe Reilman ("BUYER")  
 And Richard Cantini and Marla McKenna ("SELLER").

**The following is hereby mutually agreed upon by said BUYER(S) AND SELLER(S):**

10/18/2025 New Purchase price of \$513,000.00  
 Roaming Shores impact fee to New Members Joe and Paula Reilman of \$1,500.00 to be split equally between Homemart Agents(750.00 each)

*Paula Reilman* dotloop verified  
 10/18/25 4:26 PM EDT  
 CFFS-X4EI-PU8B-COXB

BUYER DATE

SELLER DATE

*Joe Reilman* dotloop verified  
 10/18/25 5:14 PM EDT  
 PEOV-VTAX-TI8G-D3J1

BUYER DATE

SELLER DATE

