

RE/MAX affiliates, realtors
 An Independent Member Broker
 Commission Account
 7239 Sawmill Road, Suite 210
 Dublin, Ohio 43016-5038
 614-766-5330

Huntington Banks
 THE HUNTINGTON NATIONAL BANK
 COLUMBUS, OHIO
 25-2/440

3/21/2022

**1,950.00

PAY TO THE ORDER OF VREB Network

One Thousand Nine Hundred Fifty and 00/100***** DOLLARS

VREB Network
 PO Box 55987
 St. Petersburg, FL. 33732-5987

Jeff Longoria

MEMO Gehfluss Referral / 174 South Main / Parmi, John

VOID AFTER 120 DAYS

⑈039609⑈ ⑆044000024⑆ 01899715136⑈

American Land Title Association

ALTA Settlement Statement - Combined
 Adopted 05-01-2015

*\$2184 Due
 1952 Jan*

File No./Escrow No.: 98343
 Print Date & Time: 03/18/22 2:23 PM
 Officer/Escrow Officer: Kelli York
 Settlement Location:
 HER Realtors - Pataskala Dixon
 263 Hazelton-Etna Rd (310)
 Pataskala, OH 43062

First Ohio Title Insurance Agency, Ltd.
 ALTA Universal ID: 1130164
 4261 Morse Rd
 Gahanna, OH 43230

\$131 Due

Property Address: 174 South Main Street Pataskala, OH 43062
 174 South Main Street
 Pataskala, OH 43062

Borrower: Vincent M. Gehlfuss and Paige E. Gehlfuss
 3250 Hayden Road, Unit 207
 Columbus, OH 43235

Seller: Front Porch Investments, LLC

Lender: Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A., 9700 W.Higgins
 Rd Ste 300, Rosemont, IL, 60018

Loan Number: 1002636144
Settlement Date: 03/21/2022
Disbursement Date: 03/21/2022
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$260,000.00	Sale Price of Property	\$260,000.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Income Tax Verification Service Fee to Data Verify	\$9.75	
		VA Funding Fee to VA-Department of Veterans Affairs	\$5,750.00	
		Impounds		
		Homeowner's Insurance \$100.21 per month for 3 mo.	\$300.63	
		City Property Taxes \$220.09 per month for 6 mo.	\$1,320.54	
		Aggregate Adjustment	-\$620.91	
		Title Charges & Escrow / Settlement Charges		
		Title-Closing Protection Letter to Stewart - CPL	\$35.00	
\$20.00		Title-Courier/Delivery Fee to First Ohio Title Insurance Agency, LTD		
\$250.00		Title-Settlement Fee to First Ohio Title Insurance Agency, LTD		
\$50.00		Title-Title Insurance Binder to First Ohio Title Insurance Agency, LTD	\$50.00	
		Title -Final Update to First Ohio Title Insurance Agency, LTD	\$25.00	
\$75.00		Title-Deed Prep to Olix & Associates, Co., L.P.A.		
\$275.00		Title-Search / Exam to First Ohio Title Insurance Agency, LTD		
		Title - EPL Discounted ALTA 8.1 to First Ohio Title Insurance Agency, LTD	\$50.00	
		Title - REM Loan ALTA 9 to First Ohio Title Insurance Agency, LTD	\$150.00	
		Title - Survey Coverage Sim to First Ohio Title Insurance Agency, LTD	\$100.00	
		Title - Lender's Title Insurance(\$100.00) to First Ohio Title Insurance Agency, LTD	\$100.00	
		Title-Closing Protection Letter \$5.00 Paid by Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A.		
		Title-Courier/Delivery Fee \$40.00 Paid by Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A.		
		Title-Incoming Wire Service Fee \$25.00 Paid by Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A.		
		Title-Recording Service \$85.00 Paid by Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A.		
		Title-Settlement Fee \$295.00 Paid by Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A.		
\$1,246.33		Title - Owner's Title Insurance(\$1,246.33) to First Ohio Title Insurance Agency, LTD		
		Commission		
\$249.00		Administrative & Document Retention Fee to HER Realtors		
		Administrative & Document Retrieval Fee		
\$7,800.00		Real Estate Commission - Buyer's Realtor to RE/MAX Affiliates		
\$7,800.00		Real Estate Commission - Seller's Realtor to HER Realtors - Pataskala-Dixon		
		Government Recording and Transfer Charges		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$780.00		Transfer Tax to Licking County Auditor	\$0.50	
		Recording Fee (Deed) to Licking County Recorder	\$34.00	
		Recording Fee (Mortgage) to Licking County Recorder	\$122.00	
		Payoff(s)		
\$139,274.71		Lender: Payoff of First Mortgage Loan to The Community Bank		
		Total (\$139,274.71)		
		Miscellaneous		
		Survey Fee to Landmark Survey Group	\$185.00	
		Home Warranty		
		Lender Credits		\$7.00
		Homeowner's Insurance Premium to USAA	\$1,202.50	
\$75.00		Pest Inspection to Wall to Wall		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$159,805.33	\$260,000.00	Subtotals	\$271,177.78	\$258,667.29
		Due From Borrower		\$12,510.49
\$100,194.67		Due To Seller		
\$260,000.00	\$260,000.00	Totals	\$271,177.78	\$271,177.78

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First Ohio Title Insurance Agency, Ltd. to cause the funds to be disbursed in accordance with this statement.

Front Porch Investments, LLC

Vincent M. Gehfuss
Vincent M. Gehfuss

3-21-2022
Date

Randy L. Colvin, Jr., member Date 3/9/2022
By Randy L. Colvin, Jr., Authorized Member

Paige E. Gehfuss
Paige E. Gehfuss

3-21-22
Date

Michael J. Kirkwood, member
Michael J. Kirkwood, Authorized Member

Erin C. Gervais, member
Erin C. Gervais, Authorized Member

Robert H. Nash, member
Robert H. Nash, Authorized Member

Latrenda L. Thompson, member
Latrenda L. Thompson, Authorized Member

Kelli York

3/21/22
Date