



## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**  
 108 North Lebanon Street  
 Lebanon, IN 46052  
 Phone: 765.482.2270 or 800.738.4853  
 Fax: 765.483.3549  
 www.royaltitle.com

**Closing Date:** January 13, 2025  
**File Number:** 24-2037h  
**Loan Number:** 24116475

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** WILSON GRAYBILL WILSON, Block 2, Lot PT 5 & 6, Montgomery County  
 420 N Franklin St  
 Ladoga, IN 47954

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$112,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$1,190.00
Underwriting Fees to American Heritage Lending, LLC	\$995.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$15,000.00
Daily Interest to American Heritage Lending, LLC	\$737.96
Exit Fee to American Heritage Lending, LLC POC (B) \$1,190.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$685.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$209.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$21,449.46</b>

**Gross Amount Due By Purchaser: \$133,449.46**

**Less: Credits**

Description	Amount
<b>Credits</b>	
Earnest Money	\$1,120.00
Loan Amount from American Heritage Lending, LLC	\$119,000.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$1,161.87
<b>Total Credits</b>	<b>\$122,664.87</b>

**Balance Due by Purchaser: \$10,784.59**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**

108 North Lebanon Street

Lebanon, IN 46052

Phone: 765.482.2270 or 800.738.4853

Fax: 765.483.3549

www.royaltitle.com

**Closing Date:** January 13, 2025

**File Number:** 24-2037e

**Loan Number:** 24116481

**Sale From:** Maple Homes 1, LLC  
935 W Davidson Ave  
Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability Company  
1209 Lakeland Avenue  
Bohemia, NY 11716

**Property:** W F ELSTONS 2ND ADD, Lot 7, Montgomery County  
1003 Tuttle Ave  
Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
19800 MacArthur Blvd, Suite 950  
Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$100,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$1,050.00
Underwriting Fe to American Heritage Lending, LLC	\$995.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$10,000.00
Daily Interest to American Heritage Lending, LLC	\$651.13
Exit Fee to American Heritage Lending, LLC POC (B) \$1,050.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$640.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$205.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$16,173.63</b>

**Gross Amount Due By Purchaser: \$116,173.63**

**Less: Credits**

Description	Amount
<b>Credits</b>	
Earnest Money	\$1,000.00
Loan Amount from American Heritage Lending, LLC	\$105,000.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$1,524.22
<b>Total Credits</b>	<b>\$108,907.22</b>

**Balance Due by Purchaser: \$7,266.41**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





Services

## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**

108 North Lebanon Street

Lebanon, IN 46052

Phone: 765.482.2270 or 800.738.4853

Fax: 765.483.3549

www.royaltitle.com

**Closing Date:** January 13, 2025

**File Number:** 24-2037b

**Loan Number:** 24116480

**Sale From:** Maple Homes 1, LLC  
935 W Davidson Ave  
Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability  
Company  
1209 Lakeland Avenue  
Bohemia, NY 11716

**Property:** WABASH TERRACE, Lot 97 & 98, Montgomery County  
610 Spann Ave  
Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
19800 MacArthur Blvd, Suite 950  
Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$115,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Points to American Heritage Lending, LLC	\$1,250.00
Underwriting to American Heritage Lending, LLC	\$995.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Entity Fee to American Heritage Lending, LLC	\$250.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Construction Reserve to American Heritage Lending, LLC	\$10,000.00
Daily Interest to American Heritage Lending, LLC - Patrick Leffard	\$791.73
Doc Prep Fee to American Heritage Lending, LLC	\$350.00
Exit Fee to American Heritage Lending, LLC POC (B) \$1,250.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$685.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$215.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 9-06 to Royal Title Services, Inc.	\$50.00
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$16,819.23</b>

**Gross Amount Due By Purchaser: \$131,819.23**

<b>Less: Credits</b>	
Description	Amount
<b>Credits</b>	
Earnest Money	\$1,150.00
Loan Amount from American Heritage Lending, LLC	\$125,000.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$2,766.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$2,276.42
<b>Total Credits</b>	<b>\$131,192.42</b>

**Balance Due by Purchaser: \$626.81**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

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The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**  
 108 North Lebanon Street  
 Lebanon, IN 46052  
 Phone: 765.482.2270 or 800.738.4853  
 Fax: 765.483.3549  
 www.royaltitle.com

**Closing Date:** January 13, 2025  
**File Number:** 24-2037c  
**Loan Number:** 24116474

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** HARWOODS, Lot 22, Montgomery County  
 409 N Grant Ave  
 Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$120,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Processing Fee to American Heritage Lending, LLC	\$995.00
Origination Fee to American Heritage Lending, LLC	\$1,260.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$8,000.00
Daily Interest to American Heritage Lending, LLC	\$798.00
Exit Fee to American Heritage Lending, LLC POC \$1,260.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$685.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$207.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA to Royal Title Services, Inc.	\$50.00
ALTA to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$14,577.50</b>

**Gross Amount Due By Purchaser: \$134,577.50**

**Less: Credits**

Description	Amount
<b>Credits</b>	
Earnest Money	\$1,200.00
Loan Amount from American Heritage Lending, LLC	\$126,000.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$4,149.00
Tax Proration From 1/1/2024 to 1/13/2025	\$2,194.76
<b>Total Credits</b>	<b>\$133,543.76</b>

**Balance Due by Purchaser: \$1,033.74**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

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The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**  
 108 North Lebanon Street  
 Lebanon, IN 46052  
 Phone: 765.482.2270 or 800.738.4853  
 Fax: 765.483.3549  
 www.royaltitle.com

**Closing Date:** January 13, 2025  
**File Number:** 24-2037k  
**Loan Number:** 24116525

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability  
 Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** ENGLEWOOD PARK, Lot 42, Montgomery County  
 312 Canby Ave  
 Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$100,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$945.00
Underwriting Fees to American Heritage Lending, LLC	\$995.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserves to American Heritage Lending, LLC	\$10,000.00
Daily Interest to American Heritage Lending, LLC	\$585.96
Exit Fee to American Heritage Lending, LLC POC (B) \$945.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$640.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$195.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$15,993.46</b>

**Gross Amount Due By Purchaser: \$115,993.46**

**Less: Credits**

Description	Amount
<b>Credits</b>	
Earnest Money	\$1,000.00
Loan Amount from American Heritage Lending, LLC	\$94,500.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$1,405.03
<b>Total Credits</b>	<b>\$98,288.03</b>

**Balance Due by Purchaser: \$17,705.43**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

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 Lebanon, IN 46052  
 Phone: 765.482.2270 or 800.738.4853  
 Fax: 765.483.3549  
 www.royaltitle.com

**Closing Date:** January 13, 2025  
**File Number:** 24-20371  
**Loan Number:** 24116465

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** 5-18-4, 0.3 acres, Montgomery County, IN  
 201 W Chestnut St  
 Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$120,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$1,310.00
Underwriting Fee to American Heritage Lending, LLC	\$995.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$11,000.00
Daily Interest to American Heritage Lending, LLC	\$829.73
Exit Fee to American Heritage Lending, LLC POC (B) \$1,310.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$685.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$217.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$17,669.23</b>

**Gross Amount Due By Purchaser: \$137,669.23**

**Less: Credits**

Description	Amount
<b>Credits</b>	
Earnest Money	\$1,200.00
Loan Amount from American Heritage Lending, LLC	\$131,000.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$4,149.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$2,056.21
<b>Total Credits</b>	<b>\$138,405.21</b>

**Balance Due to Purchaser: \$735.98**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.


Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**

108 North Lebanon Street

Lebanon, IN 46052

Phone: 765.482.2270 or 800.738.4853

Fax: 765.483.3549

www.royaltitle.com

**Closing Date:** January 13, 2025

**File Number:** 24-2037g

**Loan Number:** 24116425

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability  
 Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** BROWN BLAIR & FRY'S ADDITION, Lot PT 1, Montgomery County  
 109 E Franklin St  
 Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$100,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$1,085.00
Underwriting Fees to American Heritage Lending, LLC	\$995.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$10,000.00
Daily Interest to American Heritage Lending, LLC	\$672.79
Exit Fee to American Heritage Lending, LLC POC (B) \$1,085.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$640.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$213.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$16,238.29</b>

**Gross Amount Due By Purchaser: \$116,238.29**

**Less: Credits**

Description	Amount
<b>Credits</b>	
Earnest Money	\$1,000.00
Loan Amount from American Heritage Lending, LLC	\$108,500.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$1,556.39
<b>Total Credits</b>	<b>\$112,439.39</b>

**Balance Due by Purchaser: \$3,798.90**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**

108 North Lebanon Street

Lebanon, IN 46052

Phone: 765.482.2270 or 800.738.4853

Fax: 765.483.3549

www.royaltitle.com

**Closing Date:** January 13, 2025

**File Number:** 24-2037d

**Loan Number:** 24116485

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability  
 Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** JOSEPH MILLIGANS 1ST ADD, Lot 15 & 16, Montgomery County  
 1107 E Elmore St  
 Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$115,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$1,050.00
Underwriting Fee to American Heritage Lending, LLC	\$995.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Daily Interest to American Heritage Lending, LLC	\$651.13
Construction Reserve to American Heritage Lending, LLC	\$10,000.00
Exit Fee to American Heritage Lending, LLC POC (B) \$1,050.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$685.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$195.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22.06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$16,208.63</b>

**Gross Amount Due By Purchaser: \$131,208.63**

**Less: Credits**

Description	Amount
<b>Credits</b>	
Earnest Money	\$1,150.00
Loan Amount from American Heritage Lending, LLC	\$105,000.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$2,640.14
Repair Credit	\$1,383.00
<b>Total Credits</b>	<b>\$110,173.14</b>

**Balance Due by Purchaser: \$21,035.49**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**  
 108 North Lebanon Street  
 Lebanon, IN 46052  
 Phone: 765.482.2270 or 800.738.4853  
 Fax: 765.483.3549  
 www.royaltitle.com

**Closing Date:** January 13, 2025  
**File Number:** 24-2037a  
**Loan Number:** 24116467

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability  
 Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** WHITLOCK PLACE ADD, Lot PT 4 & 5, Montgomery County  
 404 Tinsley Ave  
 Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$120,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$1,400.00
Underwriting to American Heritage Lending, LLC	\$995.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Appraisal Fee to American Heritage Lending, LLC	\$250.00
Doc Prep Fee to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$20,000.00
Daily Intrest to American Heritage Lending, LLC	\$905.16
Exit Fee to American Heritage Lending, LLC POC (B) \$1,400.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$685.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$235.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$26,802.66</b>

**Gross Amount Due By Purchaser: \$146,802.66**

**Less: Credits**

Description	Amount
<b>Credits</b>	
Earnest Money	\$1,100.00
Loan Amount from American Heritage Lending, LLC	\$140,000.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Repair Credits	\$4,149.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$3,674.44
<b>Total Credits</b>	<b>\$148,923.44</b>

**Balance Due to Purchaser: \$2,120.78**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

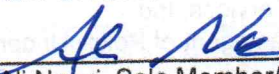
The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:

  
Ali Naeqi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**  
 108 North Lebanon Street  
 Lebanon, IN 46052  
 Phone: 765.482.2270 or 800.738.4853  
 Fax: 765.483.3549  
 www.royaltitle.com

**Closing Date:** January 13, 2025  
**File Number:** 24-2037j  
**Loan Number:** 24116463

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** 31-19-4 SE, 0.04 acres, Montgomery County, IN  
 110 Wilhoit St  
 Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$95,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$875.00
Underwriting Fee to American Heritage Lending, LLC	\$995.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$8,000.00
Daily Interest to American Heritage Lending, LLC	\$542.64
Exit Fee to American Heritage Lending, LLC POC (B) \$875.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$640.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$195.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$13,880.14</b>

**Gross Amount Due By Purchaser: \$108,880.14**

<b>Less: Credits</b>	
Description	Amount
<b>Credits</b>	
Earnest Money	\$950.00
Loan Amount from American Heritage Lending, LLC	\$87,500.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$422.70
<b>Total Credits</b>	<b>\$90,255.70</b>

**Balance Due by Purchaser: \$18,624.44**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**  
 108 North Lebanon Street  
 Lebanon, IN 46052  
 Phone: 765.482.2270 or 800.738.4853  
 Fax: 765.483.3549  
 www.royaltitle.com

**Closing Date:** January 13, 2025  
**File Number:** 24-2037f  
**Loan Number:** 24116423

**Sale From:** Maple Homes 1, LLC  
 935 W Davidson Ave  
 Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability Company  
 1209 Lakeland Avenue  
 Bohemia, NY 11716

**Property:** CANBYS ADD, Block 26, Lot PT 10, 11 & 12, Montgomery County  
 104 W College St  
 Crawfordsville, IN 47933

**Lender:** American Heritage Lending, LLC  
 19800 MacArthur Blvd, Suite 950  
 Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$150,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$1,575.00
Processing Fee to American Heritage Lending, LLC	\$995.00
Exit Fee to American Heritage Lending, LLC POC (B) \$1,575.00	
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$16,000.00
Daily Interest to American Heritage Lending, LLC	\$976.79
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$730.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$211.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$23,120.29</b>

**Gross Amount Due By Purchaser: \$173,120.29**

<b>Less: Credits</b>	
Description	Amount
<b>Credits</b>	
Earnest Money	\$1,500.00
Loan Amount from American Heritage Lending, LLC	\$157,500.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$1,383.00
Tax Proration From 1/1/2024 thru 1/13/2025	\$2,125.49
<b>Total Credits</b>	<b>\$162,508.49</b>

**Balance Due by Purchaser: \$10,611.80**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:   
Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie





## PURCHASER'S STATEMENT

**Royal Title Services, Inc.**

108 North Lebanon Street

Lebanon, IN 46052

Phone: 765.482.2270 or 800.738.4853

Fax: 765.483.3549

www.royaltitle.com

**Closing Date:** January 13, 2025**File Number:** 24-2037i**Loan Number:** 24116479

**Sale From:** Maple Homes 1, LLC  
935 W Davidson Ave  
Coeur d'Alene, ID 83814

**To:** 105 ENPDK LLC, a New York Limited Liability  
Company  
1209 Lakeland Avenue  
Bohemia, NY 11716

**Property:** 8-19-3 NE, 0.5 acres, Montgomery County, IN  
500 West St  
Darlington, IN 47940

**Lender:** American Heritage Lending, LLC  
19800 MacArthur Blvd, Suite 950  
Irvine, CA 92612

Description	Amount
<b>Purchase Price</b>	<b>\$112,000.00</b>
<b>Plus: Charges</b>	
<b>Credits</b>	
<b>Payoffs</b>	
<b>Loan Charges</b>	
Origination Fee to American Heritage Lending, LLC	\$1,190.00
Underwriting Fees to American Heritage Lending, LLC	\$995.00
Valuation Review to American Heritage Lending, LLC	\$250.00
Admin Fee to American Heritage Lending, LLC	\$500.00
Doc Prep to American Heritage Lending, LLC	\$350.00
Construction Reserve to American Heritage Lending, LLC	\$8,000.00
Daily Interest to American Heritage Lending, LLC	\$737.96
Exit Fee to American Heritage Lending, LLC POC (B) \$1,190.00	
<b>Title Charges</b>	
Owner's Policy to Royal Title Services, Inc.	\$685.00
TIEFF Fee - Owner's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Lender's Policy to Royal Title Services, Inc.	\$209.00
TIEFF Fee - Lender's Policy - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$5.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as Agent for Underwriter	\$25.00
Update(s) to Royal Title Services, Inc.	\$75.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	\$50.00



Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$500.00
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Recording Services to Royal Title Services, Inc. (Recording)	\$110.00
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	\$7.50
<b>Additional Items</b>	
Mobile Notary to Bancserv	\$200.00
<b>Total Charges</b>	<b>\$14,449.46</b>

**Gross Amount Due By Purchaser: \$126,449.46**

<b>Less: Credits</b>	
Description	Amount
<b>Credits</b>	
Earnest Money	\$1,120.00
Loan Amount from American Heritage Lending, LLC	\$119,000.00
<b>Payoffs</b>	
<b>Loan Charges</b>	
<b>Title Charges</b>	
<b>Additional Items</b>	
Seller Credit	\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$1,066.05
<b>Total Credits</b>	<b>\$122,569.05</b>

**Balance Due by Purchaser: \$3,880.41**

Purchaser understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Royal Title Services, Inc. to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

The settlement statement fully reflects said purchase agreement and any changes agreed to, either written or orally, and all terms of the purchase agreement have been met to date as to the liability of Royal Title Services.

Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By: 

Ali Naqvi, Sole Member/Managing Member

By Christy L. Labrie