

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

Description	Amount
Purchase Price	\$112,000.00
Plus: Charges	The second secon
Credits	
Payoffs	the design of the section of the sec
Loan Charges	
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	
Title Charges	
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
Additional Items	Te in the second
Mobile Notary to Bancserv	\$200.00
Total Charges	\$21,449.46

\$133,449.46

Less: Credits

Description		Amount
Credits		
Earnest Money		\$1,120.00
Loan Amount from American Heritage Lending, LLC		\$119,000.00
Payoffs	P. E. Ser et . ** P. Sea	
Loan Charges		
Title Charges		
Additional Items		
Seller Credit		\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025		\$1,161.87
Total Credits		\$122,664.87

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

r. Lee

Ati Nagvi, Sole Member/Managing Member



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

Description	Amount
Purchase Price	\$100,000.00
Plus: Charges	and the second s
Credits	
Payoffs - Company of the control of	
Loan Charges	
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	
Title Charges	
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
Additional Items	20 20 20 11 20 12 20 20 20 20 20 20 20 20 20 20 20 20 20
Mobile Notary to Bancserv	\$200.00
Total Charges	\$16,173.63

\$116,173.63

**Less: Credits** 

Description	Amount
Credits	
Earnest Money	\$1,000.00
Loan Amount from American Heritage Lending, LLC	\$105,000.00
Payoffs	
Loan Charges	
Title Charges	Left transfer and the second of
Additional Items	and the state of t
Seller Credit	\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$1,524.22
Total Credits	\$108,907.22

Balance Due by Purchaser:

\$7,266.41

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

140

Ali Nagvi, Sole Member/Managing Member



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

Description	Amount
Purchase Price	
Plus: Charges	\$115,000.00
Credits	
Payoffs	ember geschrieben eine Mit der Ericht in der Greicht der der Jereichte der der der der der der der der der de
Loan Charges	erre de la 1000 e en reta este de la 1000 de encentra en entra la companya de como en especial per en esta en e
Origination Points to American Heritage Lending, LLC	\$1,250.00
Underwrititng 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 Intrest 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	and a state of the
Title Charges	
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
Additional Items	7 8 34 JE 2 PA GET - N. N
Mobile Notary to Bancserv	\$200.00
Total Charges	\$16,819.23

\$131,819.23

Less: Credits

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

**Balance Due by Purchaser:** 

\$626.81

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By

Ali Nagvi, Sole Member/Managing Member



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

Description	Amount
Purchase Price	\$120,000.00
Plus: Charges	a, pagisi usukan Andrew Perilipining Andre Andre (primiter inter André André (pendinten André André (pendinten André And
Credits	
Payoffs Payoff	
Loan Charges	
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	
Title Charges	
Owner's Policy to Royal Title Services, Inc.	\$685.00
TIEFF Fee - Ówner'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
Additional Items	
Mobile Notary to Bancserv	\$200.00
Total Charges	\$14,577.50

\$134,577.50

Less: Credits

Description		Amount
Credits		eren energia persona a librar estratorio persona estratorio persona persona persona persona persona persona pe
Earnest Money		\$1,200.00
Loan Amount from American Heritage Lending, LLC		\$126,000.00
Payoffs		
Loan Charges		en entre authorization de la contrata de participation de la contrata del contrata de la contrata de la contrata del contrata de la contrata del la contrata del la contrata de la contrata del la contrata del la contrata de la contrata de la contrata del la cont
Title Charges		
Additional Items		
Seller Credit		
Tax Proration From 1/1/2024 to 1/13/2025		\$2,194.76
Total Credits		\$133,543.76

Balance Due by Purchaser:

\$1,033.74

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

All Name Sala Mambar/Mana

Ali Nagvi, Sole Member/Managing Member



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: Loan Number:

24-2037k 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

Description	Amount
	\$100,000.00
Purchase Price	
Plus: Charges	
Credits	
Payoffs	
Loan Charges	00.45.00
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	
Title Charges	
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	\$5.00
Underwriter	
Closing Protection Coverage - Seller - as agent of Policy Underwriter to Royal Title Services, Inc. as	\$25.00
Agent for Underwriter	040E 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	\$5.00
Underwriter	\$25.00
Closing Protection Coverage - Buyer - as agent of Policy Underwriter to Royal Title Services, Inc. as	\$25.00
Agent for Underwriter	\$25.00
Closing Protection Coverage - Lender - as agent of Policy Underwriter to Royal Title Services, Inc. as	Ψ25.00
Agent for Underwriter	\$75.00
Update(s) to Royal Title Services, Inc.	\$50.00
ALTA 8.1 to Royal Title Services, Inc.	\$50.00
ALTA 9-06 to Royal Title Services, Inc.	430.0

Description	Amount
ALTA 22-06 to Royal Title Services, Inc.	
ALTA 14.0 to Royal Title Services, Inc.	\$50.00
Closing to Royal Title Services, Inc.	\$50.00
Title Services to Royal Title Services, Inc.	\$500.00
Document Brown to Nova 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
Additional Items	φ1.50
Mobile Notary to Bancserv	\$200.00
Total Charges	
9-	\$15,993.46

\$115,993.46

Less: Credits

Description		Amount
Credits		Amount
Earnest Money	2. 11.	\$1,000.00
Loan Amount from American Heritage Lending, LLC		\$94,500.00
Payoffs		φ94,300.00
Loan Charges		
Title Charges		
Additional Items		
Seller Credit		\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025		\$1,405.03
Total Credits		\$98,288.03
		\$30,200.US

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

Att Naqvi, Sole Member/Managing Member



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:

24-20371 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

Description	Amount
Purchase Price	\$120,000.00
Plus: Charges	
Credits	
Payoffs	
Loan Charges	
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	
Title Charges	
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
Additional Items	
Mobile Notary to Bancserv	\$200.00
Total Charges	\$17,669.23

\$137,669.23

**Less: Credits** 

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

Balance Due to Purchaser:

\$735.98

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:

Ali Nagvi, Sole Member/Managing Member



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

Description	Amount
Purchase Price	\$100,000.00
Plus: Charges	
Credits	
Payoffs	
Loan Charges	
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	**************************************
Title Charges	
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

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

Gross Amount Due By Purchaser:

\$116,238.29

Less: Credits

Description	Amount
Credits	
Earnest Money	\$1,000.00
Loan Amount from American Heritage Lending, LLC	\$108,500.00
Payoffs	
Loan Charges	
Title Charges	
Additional Items	1 6/9 × 11 The surple sept "Tight" at the
Seller Credit	\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$1,556.39
Total Credits	\$112,439.39

Balance Due by Purchaser: \$3,798.90

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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 Nagvi, Sole Member/Managing Member



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

Description	Amount
Purchase Price	\$115,000.00
Plus: Charges	
Credits	
Payoffs	
Loan Charges	
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	V10,000.00
Title Charges	
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
Description	\$50.00
ALTA 22.06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$500.00
Closing to Royal Title Services, Inc.	
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Document Preparation to Jethille Continue Inc. (Proporting)	\$110.00
Recording Services to Royal Title Services, Inc. (Recording)	\$7.50
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	VI.OU
Additional Items	
	\$200.00
Mobile Notary to Bancserv	\$16,208.63
Total Charges	\$16,208.6

\$131,208.63

Less: Credits

Description	Amount
Credits	\$1,150.00
Earnest Money	\$105,000.00
Loan Amount from American Heritage Lending, LLC	\$100,000.00
Payoffs	
Loan Charges	
Title Charges	
Additional Items	
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$2,640.14
Repair Credit	\$1,383.00
Total Credits	\$110,173.14
I U(a) Cituits	

Balance Due by Purchaser:

\$21,035.49

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

Ву:

Ali Nagvi, Sole Member/Managing Member



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

Description	Amount
Purchase Price	\$120,000.00
Plus: Charges	
Credits	
Payoffs	
Loan Charges	***
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	Management of the same of the
Title Charges	a distribution and proper and the distribution of a distribution of the distribution and the complete appropriate groups of distributions and the complete appropriate groups of the complete appropriate groups and the complete appropriate groups and the complete appropriate groups and the complete groups and the complete groups are complete groups are complete groups and the complete groups are complete groups and the complete groups are complete groups and the complete groups are complete groups are complete groups and the complete groups are complete groups are complete groups are complete groups are complete groups and the complete groups are complete groups are complete groups and the complete groups are complete groups are complete groups and the complete groups are complete group
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
Additional Items	1,742% N - 818/
Mobile Notary to Bancserv	\$200.00
Total Charges	\$26,802.66

\$146,802.66

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eredities?	<b>SWOOTH</b>	-	Manager 1975	The same	<b>MATERIAL</b>	-
NAME OF	46 W E	PHIET.	- M	4.4		

Description	Amount
Credits	
Earnest Money	\$1,100.00
Loan Amount from American Heritage Lending, LLC	\$140,000.00
Payoffs	
Loan Charges	
Title Charges	
Additional Items	4 11561.0
Repair Credits	\$4,149.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	\$3,674.44
Total Credits	\$148,923.44
The second secon	

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.

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

se jue

Ali Nagvi, Sole Member/Managing Member



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: 24-2037

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

Description	Amount
Purchase Price	\$95,000.00
Plus: Charges	400,000.00
Credits	
Payoffs	
Loan Charges	
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	Ψ042,04
Title Charges	
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
	\$50.00
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$500.00
Closing to Royal Title Services, Inc.	
Title Services to Royal Title Services, Inc.	\$230.00
Document Preparation to Jennifer E. Jones, Attorney-at-Law	\$125.00
Document Preparation to Senting Songing Inc (Recording)	\$110.00
Recording Services to Royal Title Services, Inc. (Recording)	\$7.50
Electronic Recording Fee to Royal Title Services, Inc. (Recording)	
Additional Items	
Mobile Notary to Bancserv	\$200.00
	\$13,880.14
Total Charges	Constitution of the Consti

\$108,880.14

Less: Credits

Less, Cleuits		Amount
Description		
Credits		¢050.00
Earnest Money		\$950.00
Loan Amount from American Heritage Lending, LLC	22 11724	\$87,500.00
Payoffs		
Loan Charges		
Title Charges		
Additional Items		4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Seller Credit		\$1,383.00
Prorated Taxes From 1/1/2024 thru 1/13/2025	Administration of the Control of the	\$422.70
		\$90,255.70
Total Credits		A STATE OF THE PARTY OF THE PAR

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.

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:

Ali Naqvi, Sole Member/Managing Member



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

Description	Amount
Purchase Price	\$150,000.00
Plus: Charges	<del></del>
Credits	
Payoffs	
Loan Charges	
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	\$333.00
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
Title Charges	ΨΘΙΟ.ΙΘ
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
	\$50.00
ALTA 22-06 to Royal Title Services, Inc.	\$50.00
ALTA 14.0 to Royal Title Services, Inc.	\$500.00
Closing to Royal Title Services, Inc.	
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
Additional Items	2000.00
Mobile Notary to Bancserv	\$200.00
Total Charges	\$23,120.29

\$173,120.29

Less: Credits

Less: Credits		Amount
Description		71110411
Credits		04 500 00
Earnest Money		\$1,500.00
Loan Amount from American Heritage Lending, LLC		\$157,500.00
Payoffs	fig. at shedwar	
Loan Charges		
Title Charges		
Additional Items		
Seller Credit		\$1,383.00
Sellet Greuit		\$2,125.49
Tax Proration From 1/1/2024 thru 1/13/2025		\$162,508.49
Total Credits		\$162,508

Balance Due by Purchaser:

\$10,611.80

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company



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

Description	Amount
Purchase Price	\$112,000.00
Plus: Charges	
Credits	міні жан ақсығандын декен желекін және және жан құрында құрында құрында жан құрында жан құрында жан құрында жа
Payoffs	
Loan Charges	
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	
Title Charges	
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
Additional Items	1 15 1 144,462.2276 W 11 1 1 1 1 1 1
Mobile Notary to Bancserv	\$200.00
Total Charges	\$14,449.46

\$126,449.46

Less: Credits

	A RESIDENCE OF THE PROPERTY OF
o ca lat dilt e ultil	\$1,120.00
	\$119,000.00
JEVE VERSONSTIES	
G sidnitepit u 1911	
FYFOR AD BALL	\$1,383.00
AND THE PROPERTY OF THE PROPER	\$1,066.05
	\$122,569.05

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.

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Royal Title Services, Inc.

105 ENPDK LLC, a New York Limited Liability Company

By:

Ali Nagyi Sole Member/Managing Member