

March 2021 wire and estimated escrow statement

The March 10 wire records \$38,696.74 from Romeo and Annie's side. The statement was prepared March 6 for a scheduled March 15 closing and is labeled ESTIMATED. It is not a final closing receipt. Preserve borrower names, loan financing and all debit/credit lines. Gross cash is not total price, net contribution or an ownership percentage. Paired with the separate \$2,000 earnest-money record, the identified gross acquisition cash is \$40,696.74. Later reimbursements and the Capinpins' mortgage obligations remain separate questions.

Privacy copy prepared October 13, 2026. Source pages are flattened images at 200 DPI. Black masks remove only the identified private fields; the preserved original is unchanged. This cover is editorial, not part of the source document.

03/10/21	WIRE TYPE:WIRE OUT DATE:210310 TIME:0701 ET [REDACTED] SERVICE	-38,696.74
	[REDACTED] BNF:FIDELITY NATIONAL TITLE OF [REDACTED] BNF BK:US BANK, NA	
	[REDACTED] PMT [REDACTED] ESCROW NO [REDACTED] PM	

Transaction-row excerpt. Unrelated entries and identifiers omitted.

Fidelity National Title Company of Washington, Inc.

16400 Southcenter Parkway, Suite 405, Tukwila, WA 98188-2040

Phone: [REDACTED] | Fax: [REDACTED]

ESTIMATED BORROWER'S STATEMENT

Settlement Date: March 15, 2021

Escrow Number: [REDACTED]

Disbursement Date: March 15, 2021

Escrow Officer: [REDACTED]

Borrower: Jun Christopher Capinpin and Aileen Grace Capinpin

Seller: [REDACTED]

1130 11th Street SW
Puyallup, WA 98371

Property: 1130 11th Street SW
Puyallup, WA 98371
LT 3, PCSP NO. 9705150360

Lender: CMG Mortgage, Inc.
3160 Crow Canyon Road, Ste. 400
San Ramon, CA 94583

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property			650,000.00		
Deposit					2,000.00
Loan Amount	CMG Mortgage, Inc.				628,306.00
PRORATIONS/ADJUSTMENTS					
County Taxes at \$2,626.53	01/01/21 to 03/15/21 (\$2,626.53 / 181 X 73 days)				1,059.32
NEW LOAN CHARGES - CMG Mortgage, Inc.					
Total Loan Charges: \$13,699.29					
0.18% of Loan Amount (Points)	CMG Mortgage, Inc.		1,130.95		
Admin Fee	CMG Mortgage, Inc.		995.00		
Processing Fee	CMG Mortgage, Inc.		720.00		
Tax Service Fee	CMG Mortgage, Inc.		70.00		
Appraisal Fee	Cascade Appraisal				
\$900.00 paid outside closing by Borrower					
Credit Report Fee	Credit Plus		66.25		
Upfront Mortgage Insurance Premim	HUD		10,806.25		
Prepaid Interest			804.78		
\$47.34 per day from 03/15/21 to 04/01/21					
CMG Mortgage, Inc.					
Homeowner's Insurance	CMG Mortgage, Inc.		221.49		
3.000 Months at \$73.83 per Month					
Property Taxes	CMG Mortgage, Inc.		875.52		
2.000 Months at \$437.76 per Month					
Aggregate Adjustment	CMG Mortgage, Inc.				73.95
Lender Credits					1,917.00
TITLE & ESCROW CHARGES					
Title - Courier Fee	Indy Stealth Logistics		125.00		
Title - Escrow Fee	Fidelity National Title Company of Washington, Inc.		1,321.20		
Title - Lender's Title Insurance	Fidelity National Title Company of Washington, Inc.		995.30		
Title - Mobile Notary Fee	Fidelity National Title Company of Washington, Inc.		150.00		
Title - Recording Service Fee to Simplifile	Simplifile		8.84		
Policies to be issued:					
Loan Policy					
Coverage: \$628,306.00 Premium: \$904.00 Version: ALTA Loan Policy 2006					
GOVERNMENT CHARGES					
Recording Fees	County Auditor		250.00		
Deed	\$104.50				
Mortgage	\$145.50				

		\$	DEBITS	\$	CREDITS
MISCELLANEOUS CHARGES					
Homeowner's Insurance Premium	Allstate Insurance Company		885.90		
12 months					
1st ½ 2021 County Taxes	Pierce County Assessor-Treasurer		2,626.53		
Subtotals			672,053.01		633,356.27
Balance Due FROM Borrower					38,696.74
TOTALS			672,053.01		672,053.01

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BORROWER:

Jun Christopher Capinpin

Aileen Grace Capinpin

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Fidelity National Title Company of
Washington
Settlement Agent

