

Home Services Title, LLC  
ALTA Universal ID: 1039912  
4060 Executive Drive  
Dayton, OH 45430



File No./Escrow No. : HST-40292  
Print Date & Time: October 11, 2023 2:50 pm  
Officer/Escrow Officer : Kelly S Burrows  
Settlement Location : 4060 Executive Drive  
Dayton, OH 45430

Property Address: 229 North Belmont Avenue  
Springfield, OH 45503  
Buyer: Stephen Levitt  
Seller: Felix M. Guerra, Jr.  
229 North Belmont Avenue  
Springfield, OH 45503

Settlement Date: October 12, 2023  
Disbursement Date: October 12, 2023

FILED  
CLARK COUNTY AUDITOR

FEB - 3 2026

HILLARY HAMILTON  
AUDITOR

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	260,000.00	Sale Price of Property	260,000.00	
		Deposit		2,500.00
210,000.00		Seller Financing		210,000.00
		<b>Prorations/Adjustments</b>		
1,665.87		County Taxes 01/01/23 - 10/12/23		1,665.87
		<b>Title Charges and Escrow/Settlement Charges</b>		
95.00		Disbursement Fee to Home Services Title, LLC		
		Document Preparation Fee to Arthur R. Treinen, Attorney at Law	300.00	
95.00		Document Preparation Fee - Deed to Arthur R. Treinen, Attorney at Law		
		Settlement Fee to Home Services Title, LLC	200.00	
		Title Binder Fee to Home Services Title, LLC	50.00	
		Title Examination Fee to Home Services Title, LLC	200.00	
		Owner's Title Insurance to Home Services Title, LLC Coverage: 260,000.00 Premium: 1,347.50	1,347.50	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Commissions</b>		
12,500.00		5% Real Estate Commission-Dual Agent to Coldwell Banker Heritage		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Clark County Recorder	68.50	
1,040.00		Transfer Tax to Clark County Auditor		
Seller		Description	Buyer	
Debit	Credit		Debit	Credit
225,395.87	260,000.00	<b>Subtotals</b>	262,166.00	214,165.87
		<b>Due from Buyer</b>		48,000.13
34,604.13		<b>Due to Seller</b>		
260,000.00	260,000.00	<b>Totals</b>	262,166.00	262,166.00

