

Provident Title Company 13245 Riverside Dr. #450 Sherman Oaks, CA 91423 Phone: (800) 794-8094		 10518949
Date Opened: 9/10/2021 8:11:38 PM Estimated Closing: 10-18-21 @ 8am Date Closed: Date Cancelled:		
Title Officer: STEVE POSS/ JULIE SCHAAL Property Address: 2437 CORRALITAS Drive Los Angeles, CA 90039 Parcel ID: 5440-030-019 Short Legal:		County: LOS ANGELES Seller: Buyer/Borrower: ALEJANDRO MATZUMOTO AND MAI A SANTOS Sales Rep.: ALEX GOMEZ 100%
Status: OPEN Order Type: TITLE AND ESCROW - REFI Source of Business: NOT SELECTED Expected Delivery: Sales Price: \$0.00 Loan Amount: \$650,000.00 Underwriter: NORTH AMERICAN TITLE INSURANCE COMPANY		
ESCROW COMPANY LAS FLORES ESCROW (8683) 10821 PARAMOUNT BLVD. DOWNEY, CA 90241 Attention: MAYTE RODRIGUEZ Phone: () x Fax: () x Mobile: () x Phone: (562) 261-5727 x Fax: (562) 912-1311 x Email: mayte@lfe1993.com Escrow Number: 40378-MR		LENDER (SET LENDER) , CA Attention: NONE Phone: () x Fax: () x Mobile: () x Phone: () x Fax: () x Email: Loan Number:
MORTGAGE BROKER (SET MORTGAGE BROKER) Attention: NONE Phone: () x Fax: () x Mobile: () x Phone: () x Fax: () x Email: Ref:		1 demand \$ 642,948.79

INSTRUCTIONS TO LOAN PAYOFF		
DATE	LENDER OR PAYEE	DISBURSEMENTS RECEIPTS
	Pay 1 st half Taxes	\$ 3877.58
	BB & T	
	DTC	

Las Flores Escrow Inc.

10821 Paramount Boulevard, Downey, CA 90241

Tel. (562) 261-5727 Fax. (562) 912-1311

TITLE ORDER

Attn: Steve & Julie
Provident Title Company
615 N. Nash St Ste. 308
El Segundo, CA 90245

Order No.: 10518949-PS
Escrow No.: 40378-MR
Date: October 12, 2021

PLEASE CONFIRM ORDER AS INDICATED WITH LIABILITY LIMITATIONS AS SHOWN:

POLICY TYPE: Policy of Title Insurance with liability limited to \$650,000.00

PROPERTY ADDRESS: 2437 Corralitas Dr, Los Angeles, CA 90039

LEGAL DESCRIPTION:

See Exhibit "A" attached hereto and made a part hereof.

A.P.N.: 5440-030-019

OWNER/BORROWER NAME: Alejandro Matzumoto and Mia A. Santos

UPON FURTHER AUTHORIZATION you will record all instruments without collection when you can VEST TITLE IN:

Alejandro Matzumoto and Mia A. Santos, Husband and Wife as Joint Tenants

WE ENCLOSE THE FOLLOWING:

Lender Instructions
Deed of Trust to Record in favor of Nations Reliable Lending, LLC
Copies of Current Demand
Escrow Wire Instructions
SI

ADDITIONAL INSTRUCTIONS:

ABSTRACT AND HOLD - PLEASE ADVISE OF ANY IRREGULARITIES WHICH WOULD AFFECT THE USE OF THE ITEMS ENCLOSED. POSSIBLE RECORDING: 10/18/2021

Pay the following taxes at closing: 1st half taxes

Only the following items are approved to show on title policy at closing: N/A

PLEASE NOTE: Proceeds coming back at closing MUST BE WIRED (drafts for more than \$1,000.00 are not accepted by "Las Flores Escrow Inc.").

WIRING INSTRUCTIONS: NANO BANC, 7700 IRVINE CENTER DR. #700, IRVINE, CA 92618 ROUTING NO. 122245251, ACCOUNT NO. 6100100006, PAYABLE TO: LAS FLORES ESCROW AND ESCROW #. (Our Escrow No. 40378-MR MUST be referenced on all Wire Transfers).

Please do not hesitate to call should you have any questions.

Las Flores Escrow Inc.



Mayte Rodriguez

MR

CONFIDENTIAL INFORMATION STATEMENT

Las Flores Escrow Inc.

Escrow No.: 40378-MR

Order No.: 10518949-PS

In order to expedite the completion of your transaction, we are requesting that you complete the following "Statement of Information" form. We are not unnecessarily interested in your personal affairs, however, we have been asked to insure the title to real property in which you are interested and that requires a title search.

In searching your title, we may encounter judgments, bankruptcies, divorces and/or income tax liens against persons with the same or similar names to yours. Such matters cloud the title to your property, unless eliminated. The information you provide, and your spouse (if you are married) or domestic partner can promptly eliminate all matters not directly affecting you or the property being searched, avoid any delay in your transaction and provide you with the most efficient service possible.

Thank you for your cooperation in furnishing us with the necessary information and please be assured that your information is confidential and used only for the purpose, which we have stated.

Party 1	Party 2
FIRST MIDDLE LAST <u>Alejandro</u> <u>Matsumoto</u>	FIRST MIDDLE LAST <u>Mia</u> <u>A</u> <u>Santos</u>
FORMER LAST NAME(S), IF ANY	FORMER LAST NAME(S), IF ANY
BIRTHPLACE BIRTH DATE <u>Los Angeles</u> <u>2/01/1974</u>	BIRTHPLACE BIRTH DATE <u>Fresno, CA.</u> <u>07-23-77</u>
SOCIAL SECURITY NUMBER DRIVER'S LICENSE NUMBER <u>622-09-3396</u> <u>1</u>	SOCIAL SECURITY NUMBER DRIVER'S LICENSE NUMBER <u>571-51-8575</u> <u>B4275644</u>
☐ AM SINGLE ☐ AM MARRIED ☐ HAVE A DOMESTIC PARTNER	☐ AM SINGLE ☐ AM MARRIED ☐ HAVE A DOMESTIC PARTNER
NAME OF CURRENT SPOUSE OR DOMESTIC PARTNER (if different from Party 2)	NAME OF CURRENT SPOUSE OR DOMESTIC PARTNER (if different from Party 1)
NAME OF FORMER SPOUSE OR DOMESTIC PARTNER (IF NONE, WRITE "NONE")	NAME OF FORMER SPOUSE OR DOMESTIC PARTNER (IF NONE, WRITE "NONE")
DECEASED ☐ DIVORCED ☐	DECEASED ☐ DIVORCED ☐
WHEN: _____	WHEN: _____
WHERE: _____	WHERE: _____

RESIDENCES LAST 10 YEARS			
Party One	2437 Corralitas Dr. Los Angeles, CA 90039	12/01	9/30/21
	Number and Street City, State, Zip Code	From (Date)	To (Date)
Party Two	2437 Corralitas Dr. Los Angeles, CA 90039	05/02	9-30-21
	Number and Street City, State, Zip Code	From (Date)	To (Date)

OCCUPATIONS LAST 10 YEARS			
Party One	Teacher	JACOBS	155 N. LAKE AVE, PASADENA CA 91101
	Occupation Firm Name Address	No. Years	
Party Two	Educator	LAUSD	1501 Murchison St. Los Angeles 21
	Occupation Firm Name Address	No. Years	

The Street Address of the Property in this Transaction is:

2437 Corralitas Dr, Los Angeles, CA 90039

Party One

Signature: _____

Date: 9/30/2021

Home Phone: _____

Mobile Number: 213-399-3507

Business Phone: _____

Fax Number: _____

Party Two

Signature: Mia A. Santos

Date: 9-30-21

Home Phone: _____

Mobile Number: 626-234-7995

Business Phone: _____

Fax Number: _____

Datedown Tax Search



Los Angeles, California
Searched: 5440-030-019
 Order: 10518949

Tax Year: 2021-2022
 Tax Cover: 10/11/2021
 Searched By: JULIE SCHAAL
 Searched On: 10/15/2021 2:07 PM

Company: PROVIDENT TITLE | SHERMAN OAKS | 10 | CRN: 00073-00022

APN:	5440-030-019
Described As:	TRACT NO 4038 EX OF ST LOT 9
Address:	2437 CORRALITAS DR
City:	LOS ANGELES CITY
Billing Address:	2437 CORRALITAS DR LOS ANGELES CA 90039
Assessed Owner(s):	MATZUMOTO,ALEJANDRO SANTOS,MIA A
Search As:	Lot 9 Map 54/39 (Tr 4038)

Tax Rate Area:	00013	Value	Conveyance Date:
Use Code:	0101	Land: 490,419.00	Conveying Instrument:
SINGLE RESIDENTIAL - WITH POOL		Improvements: 156,609.00	Date Transfer Acquired:
Region Code:	SOUTH EL MONTE	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built: 1926
Zoning Code:	LAR2	Inventory:	Year Last Modified: 1935
Taxability Code:		Exemptions	
Tax Rate:		Homeowner: 7,000.00	Square Footage
Bill #:		Inventory:	Land:
Issue Date:	10/15/2021	Personal Property:	Improvements: 1152
		Religious:	Tax Defaulted:
		All Other:	Total Tax: 7,755.16
		Net Taxable Value: 640,028.00	

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	3,877.58	387.75	12/10/2021	UNPAID		3,877.58
2nd	3,877.58	397.75	04/10/2022	UNPAID		3,877.58
Total Balance:						7,755.16

Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
----------	-----------------	------------------	---------------	--------

Account	Special Lien Description	Amount
00170	LOS ANGELES COUNTY TRAUMA/EMERG SRVS	48.84
00177	SAFE CLEAN WATER	93.33
03071	LOS ANGELES COUNTY FLOOD CONTROL	22.32
03694	REGIONAL PARK AND OPEN SPACE DISTRICT PROPOSED MEASURE A	19.58
06181	GREATER L.A. COUNTY VECTOR CONTRL DISTRICT	14.97
18850	LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1	16.67
18869	LOS ANGELES STORMWATER POLLUTION ABATEMENT	17.79

*** END OF REPORT ***
 Page 1 of 1

Datedown 1 - 10/15/2021

Order: 10518949

Printed by jschaal on 10/15/2021 11:08:04 AM

#3

PAYOFF STATEMENT BB&T Mortgage (800) 295-5744 October 12, 2021

RE: Contact Phone: (562) 261-5727 Fax: (000) 000-0000

Alejandro Matzumoto
Mia A Santos
2437 Corralitas Dr
Los Angeles CA 90039-4001

Property Address:
2437 Corralitas Dr
Los Angeles CA 90039

Loan No: 6891502301
Loan Type: CONV W/O PMI

TO:
Alejandro Matzumoto
Mia A Santos
2437 Corralitas Dr
Los Angeles, CA 90039

Per your request, we are providing payoff figures for the above referenced mortgage loan. The payoff must be in the form of guaranteed funds; however, a personal check will be accepted if; (1) the final payoff amount is equal to or less than \$5,000; or (2) the final payoff amount is equal to or less than your monthly payment amount. Funds should be delivered to BB&T Mortgage Payoffs 900-01-01-04 Payoff Dept., 111 Millport Circle, Greenville, SC 29607 by 3 p.m., ET, October 20, 2021. This payoff amount is valid through that date.

Funds may be wired to BB&T, routing and transit number 053101121 account number 5196113632. Wired funds must be received by 3 p.m., ET, on October 20, 2021 and include the borrower's name and 10 digit loan number for credit to the mortgage loan. Mortgage payoffs must be made by mail or wire only. Branch locations cannot accept mortgage payoffs.

PAYOFF STATEMENT GOOD THROUGH October 20, 2021.

This loan is due for the November 01, 2021 payment.

The current total unpaid Principal Balance is: \$ 600,974.58

Interest at 5.75000%	1,656.98
Interest at 0.00000% (2nd Mtg)	.00
Expedited Stmt. Fee	15.00
Document Cancel Fee	190.00
Expedited Stmt. Fee (2nd Mtg)	15.00
Document Cancel Fee (2nd Mtg)	190.00
* * * * TOTAL AMOUNT TO PAY LOAN IN FULL * * * * *	\$ 603,041.56

Funds received after 3 p.m. (ET) on October 20, 2021 will require an additional \$ 87.21 interest per Day. If funds are remitted after October 20, 2021, please obtain a new payoff statement in order to ensure an accurate calculation.

Funds received on October 20, 2021 will require an additional \$.00 interest per Day for the second mortgage.

Send payoff funds to the address shown below. Send payoff funds separately from new loan closing documents. ANY ADJUSTMENTS TO THE AMOUNTS SHOWN ON THIS STATEMENT OR FAILURE TO SEND PAYOFF FUNDS TO THE ADDRESS SHOWN BELOW MAY RESULT IN THE ACCRUAL OF ADDITIONAL INTEREST AND/OR FEES.

BB&T Mortgage Mortgage Payoffs 900-01-01-04
111 Millport Circle
Greenville, SC 29607

These figures are subject to final verification by the Noteholder. Figures may be adjusted if any funds previously received are rejected by the institution upon which it was drawn. Any funds received that are insufficient to complete the payoff will not be applied and are subject to be returned.

The escrow balance is subject to audit and may change due to receipts and/or disbursements from the account prior to payment in full.

Issuance of this statement does not suspend the contract requirement to make the mortgage payments when due. A late charge of \$ 167.78 will be 15 days after a current payment is due and should be added to the payoff total if received after that time.

If this property is sold, please furnish the seller's forwarding address so that correspondence can be sent to them at the correct address. Please fax a change of address statement to 864-242-8664. Our Mortgage Loan Customer Service Representatives can be reached at 1-800-295-5744 or at the BB&T TDD number 1-888-833-4228. Customer Service office hours are Monday - Friday, 8:30 a.m. - 7 p.m. (ET). XP001-086/1HL

PAYOFF STATEMENT

LOAN NUMBER: 6891502301
BORROWER: Alejandro Matzumoto
Mia A Santos
PROPERTY ADDRESS: 2437 Corralitas Dr
Los Angeles CA 90039

The adjacent payoff statement is issued per your request. These figures are subject to verification of funds previously applied to the loan. The payoff must be in the form of guaranteed funds; however a personal check will be accepted if; (1) the final payoff amount is equal to or less than \$5,000; or (2) the final payoff amount is equal to or less than your monthly payment amount. Funds should be delivered to BB&T Mortgage Payoffs 900-01-01-04 Payoff Dept., 111 Millport Circle, Greenville, SC 29607 by 3 p.m., ET, October 20, 2021. This payoff amount is valid through that date.

Funds may be wired to BB&T, routing and transit number 053101121 account number 5196113632. Wired funds must be received by 3 p.m., ET, on October 20, 2021 and include the borrower's name and 10 digit loan number for credit to the mortgage loan. Mortgage payoffs must be made by mail or wire only. Branch locations cannot accept mortgage payoffs.

Should you have any questions, please contact one of our Mortgage Loan

Customer Service Representatives at 1-800-295-5744 or at the BB&T TDD number 1-888-833-4228. Our Customer Service office hours are Monday - Friday, 8:30 a.m. - 7 p.m. (ET).

For express delivery of payoff funds, our address is:

BB&T Mortgage Payoffs 900-01-01-04
111 Millport Circle
Greenville, SC 29607

Payoffs are accepted during our normal business hours, Monday - Friday, 8:30 a.m. - 3 p.m. (ET) and may be subject to additional interest if received after 3 p.m. (ET).

Please note:

Payoff quotes on loans with a Note Date on or before January 20, 2015, the current FHA policy applies which charges for the entire month regardless of the loan closing date.

Payoff quotes on loans with a Note date on or after January 21, 2015, interest will only be charged through the loan payoff date.

With all FHA loan payoff requests, a copy of the payoff statement, information on how to accomplish a full prepayment of their loan, and a FHA Homeowners Fact Sheet is mailed directly to the borrowers.

If this payoff is due to the sale of the property, please furnish the borrower's forwarding address so that future correspondence can be sent to them at the correct address. Please fax this form to us at (864)242-8664 upon completion.

STREET

CITY

STATE

ZIP CODE

Wiring Instructions

Thank you for your recent payoff request. If you prefer to wire the payoff funds to us, please refer to the following instructions when initiating the wire with your financial institution:

Client Name and Address:

Alejandro Matzumoto
Mia A Santos
2437 Corralitas Dr
Los Angeles, CA 90039-4001

Property Address:

2437 Corralitas Dr
Los Angeles CA 90039

Mortgage Loan Number: 6891502301

The funds should be wired to DDA account number: 5196113632

Our Routing/ABA number is: 053101121

Payoffs are accepted during our normal business hours, Monday - Friday, 8:30 a.m. - 3 p.m. (ET). and may be subject to additional interest if received after 3 p.m. (ET).

Please note that all wire transfers and funds transmittals are required by the Bank Secrecy Act to contain the following information:

- * Name of bank originating the wire transfer
- * Name of the originator of the wire transfer
- * Physical address of the originator - post office box addresses are not acceptable.
- * Amount of the wire transfer
- * Date of the wire transfer
- * Payment application instructions - The loan number should be listed first in the other bank information field.

Should you have any questions regarding these instructions, please contact one of our Customer Service Representatives in Mortgage Loan Customer Service at 1-800-295-5744 or at the BB&T TDD number 1-888-833-4228. Our Customer Service office hours are Monday - Friday, 8:30 a.m. - 7:00 p.m. (ET).

BB&T Mortgage FAX

To: 5629121311

Company:

Fax: 5629121311

Phone:

From:

Fax:

Phone: (800) 295-5744

NOTE:

The information contained in this facsimile message is privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us. Thank you.

Date and time of transmission: 10/12/2021 6:55:10 PM
Number of pages including this cover sheet: 5
