

<p>DISTRICT COURT, DENVER COUNTY, STATE OF COLORADO  Denver District Court  1437 Bannock St.  Denver, CO 80202  720.865.8612</p>	<p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p>
<p><b>Plaintiff:</b> David S. Cheval, Acting Securities Commissioner for the State of Colorado</p> <p>v.</p> <p><b>Defendants:</b> Gary Dragul; GDA Real Estate Services, LLC; and GDA Real Estate Management, LLC</p>	
<p>Attorneys for Receiver:  Patrick D. Vellone, #15284  Michael T. Gilbert, #15009  Rachel A. Sternlieb, #51404  ALLEN VELLONE WOLF HELFRICH &amp; FACTOR P.C.  1600 Stout St., Suite 1100  Denver, Colorado 80202  Phone Number: (303) 534-4499  E-mail: pvellone@allen-vellone.com  E-mail: mgilbert@allen-vellone.com  E-mail: rsternlieb@allen-vellone.com</p>	<p>Case Number: 2018CV33011</p> <p>Division/Courtroom: 424</p>
<p style="text-align: center;"><b>RECEIVER’S REPORT OF SALES (Summit Marketplace and 5722 S. Lansing)</b></p>	

Harvey Sender, the duly-appointed receiver (“Receiver”) for Gary Dragul (“Dragul”), GDA Real Estate Services, LLC, GDA Real Estate Management, LLC, and related entities (collectively, “Dragul and the GDA Entities”), submits this report of two recent sales of Estate property.

1. **Summit Marketplace.** On June 4, 2019, the Court approved the Receiver's Second Motion Authorizing Sale of Summit Marketplace and Motion to Approve Increased Commission at closing. The Summit Marketplace is a retail shopping center located at 385 Crossing Drive, Lafayette, CO 80026. The Summit sale closed on October 1, 2019, and the Estate received \$194,606.25 from the sale. A copy of Seller's Settlement Statement is submitted as **Exhibit 1**.

2. This was substantially less than the \$600,000 Receiver had originally estimated because the Estate had been unable to keep the mortgage on the property current resulting in substantial unpaid principal and interest and default interest being owed, and substantial assumption and related fees being imposed by the lender, Wilmington Trust, NA, as Trustee for the benefit of the registered holders of Wells Fargo Commercial Mortgage Trust 2016-C32, Commercial Mortgage Pass-Through Certificates, Series 2016-C32, and by its special servicer, Rialto Capital Advisors, LLC.

3. Under the contract, "Buyers" Michael Manwaring and Rand Lewis assumed the Wilmington Trust loan and had agreed to pay the following:

*30.4 Re Para 4.6. Assumption. Buyer shall pay and/or assume any and all fees, costs, expenses, delinquencies, penalties, consideration or other remuneration associated with any existing loan assumption. Seller shall be released from liability from any existing loan secured by the Property. Buyer is required to use professional advisors experienced in the assumption of CMBS loans, at Buyer's expense, to facilitate and/or expedite the loan assumption process.*

4. On September 26, 2019, the day before closing was to occur, Rialto provided the Bring-Current Demand Statement submitted as **Exhibit 2**, which reflects more than \$100,000 in fees associated with the loan assumption.

Notwithstanding Buyers' contractual obligation to do so, Buyers refused to pay these fees at closing and the Receiver is evaluating potential claims against Buyers based on that refusal. In addition, although the Court had approved paying an increased commission of \$68,000 at closing to the Receiver's broker, Marcus & Millichap, Marcus & Millichap agreed to forego payment of that commission on the Summit sale in order to facilitate closing.

5. **5722 South Lansing Court, Englewood, CO 80111.** On August 16, 2019, the Court entered an order approving the sale of the single-family residence located at 5722 South Lansing Court. The motion seeking Court approval had estimated the Estate would receive approximately \$14,500. As reflected by the Seller's Settlement Statement submitted as **Exhibit 3**, the Estate received \$34,497.65.

Dated: October 11, 2019.

ALLEN VELLONE WOLF HELFRICH & FACTOR  
P.C.



By: /s/ Michael T. Gilbert

Patrick D. Vellone  
Michael T. Gilbert  
Rachel A. Sternlieb  
1600 Stout Street, Suite 1100  
Denver, Colorado 80202  
(303) 534-4499  
E-mail: pvellone@allen-vellone.com  
E-mail: mgilbert@allen-vellone.com  
E-mail: rsternlieb@allen-vellone.com

ATTORNEYS FOR THE RECEIVER

**CERTIFICATE OF SERVICE**

I hereby certify that on October 11, 2019, I served a true and correct copy of the foregoing **RECEIVER’S REPORT OF SALES (Summit Marketplace and 5722 S. Lansing)** via CCE to the following:

Robert W. Finke  
Sueanna P. Johnson  
Ralph L. Carr Judicial Building  
1300 Broadway, 8th Floor  
Denver, Colorado 80203  
Sueanna.Johnson@coag.gov  
Robert.Finke@coag.gov

***Counsel for David S. Cheval, Acting  
Securities Commissioner for the State of  
Colorado***

Holly R. Shilliday, Esq.  
McCarthy Holthus, LLP  
7700 E. Arapahoe Road, Suite 230  
Centennial, CO 80120  
hshilliday@mccarthyholthus.com

***Counsel for Victoria Capital  
Trust, Normandy Capital Trust, and Cohen  
Financial***

Joseph A. Murr  
Kimberly L. Martinez  
Murr Siler & Accomazzo, P.C.  
410 Seventeenth Street, Suite 2400  
Denver, CO 80202  
jmurr@MSA.legal  
kmartinez@msa.legal

***Counsel for Velocity  
Commercial Capital***

Jeffery A. Springer, Esq.  
Springer and Steinberg P.C.  
1600 Broadway, Suite 1200  
Denver, Colorado 80202  
jspringer@springersteinberg.com

***Counsel for Defendants, Gary Dragul, GDA  
Real Estate Services, LLC and GDA Real  
Estate Management, LLC***

Duncan Barber  
Shapiro Biegling Barber Otteson LLP  
7979 E Tufts Ave. Suite 1600  
Denver, CO 80237  
dbarber@sbbolaw.com

***Counsel for WBF CT Associates, LLC,  
Chad Hurst, and Tom Jordan***

A copy of the Report was also served by electronic mail and/or U.S. Mail first-class, postage-prepaid on all currently known creditors of the Receivership Estate to the addresses set forth on the service list maintained in the Receiver’s records.

/s/ Teresa Silcox  
Teresa Silcox

# Stewart Title Guaranty Company

## Final Seller's Closing Statement

### Stewart Title Guaranty Company, Denver

55 Madison Street, Suite 400, Denver, CO 80206, (303) 331-0333

Escrow Officer: Cheryl G. Warner

<b>Seller(s)</b>	SUMMIT 06 A, LLC, a Colorado limited liability company, c/o Sender & Smiley, LLC, 600 17th Street, Suite 2800 South, Denver, CO 80202		
<b>Buyer(s)</b>	MM-RL Summit Holdings, LLC, a Delaware limited liability company, 1296 Aspen Street, Broomfield, CO 80020		
<b>Lender(s)</b>	Willmington Trust, National Association, as Trustee for the benefit of the Registered Holders of Wells Fargo Commercial Mortgage Trust 2016-C32, Commercial Mortgage Pass-Through Certificates, Series 2016-C32		
<b>Property</b>	385 Crossing Drive, Lafayette, Colorado 80026		
<b>Closing Date</b>	10/1/2019	<b>Disbursement Date</b>	10/1/2019
		<b>Proration Date</b>	10/1/2019

	Debit	Credit
<b>Sales Price/Consideration</b>		
Contract sales price		\$4,500,000.00
<b>Existing Loans/Assumptions</b>		
Existing Loan/Assumption	\$3,552,880.15	
<b>Prorations</b>		
Property County Taxes Based on \$97,981.72 1/1/2019 to 10/1/2019	\$73,284.96	
<b>Other Adjustments</b>		
<b>Reserves</b>		\$19,333.99
Paid Security Deposits	\$20,116.76	
Sellers Concession per Inspection Resolution	\$10,000.00	
Seller Concession per the PSA	\$50,000.00	
Pre-Paid Rents	\$1,983.33	
<b>Commissions</b>		
Listing Broker Commission \$67,500.00 to Marcus & Millichap	\$67,500.00	
Selling Broker Commission \$67,500.00 to Keller Williams Preferred Realty	\$67,500.00	
<b>New Loan Charges</b>		
Lender's Bring Current Fees to Wells Fargo Commercial Mortgage	\$345,987.15	
Sellers Portion of the Principal & Interest Due to Wells Fargo Commercial Mortgage	\$128,603.39	
<b>Title Charges</b>		
Title insurance to Stewart Title Guaranty Company		
Owner's coverage \$4,500,000.00 \$4,157.00 - ALTA 39-06 N/C \$0.00	\$4,157.00	
Wire Fees to Stewart Title Commercial Services - Denver	\$15.00	
<b>Additional Charges</b>		
Estimated Final Utility Bill to City of Lafayette Utility Department	\$2,700.00	
<b>Subtotal:</b>	<b>\$4,324,727.74</b>	<b>\$4,519,333.99</b>
Balance due to Seller:	\$194,606.25	
<b>Totals:</b>	<b>\$4,519,333.99</b>	<b>\$4,519,333.99</b>

Buyer and Seller (Transferee and Transferor) understand the Closer or Escrow Agent on behalf of Stewart Title Guaranty Company - Stewart Title Guaranty Company - Commercial Services has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this statement. Buyer and Seller (Transferee and Transferor) understand that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or based on estimated figures for current year, and, in the event of any change for current year, all necessary adjustments must be made between Buyer and Seller (Transferee and Transferor) directly. The undersigned hereby authorizes Stewart Title Guaranty Company - Stewart Title Guaranty Company - Commercial Services to make expenditures and disbursements as shown above and approve the same for payment. The undersigned also acknowledge receipt of proceeds as applicable, and receipt of a copy of this Statement.

**Seller(s):**

SUMMIT 06 A, LLC, a Colorado limited liability company

SEE ATTACHED SIGNATURE PAGE

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 Marcus & Millichap

**Stewart Title Guaranty Company**  
**Final Seller's Closing Statement**

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Stewart Title Guaranty Company,  
a Texas Corporation

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
Cheryl G. Warner  
Commercial Escrow Officer



September 26, 2019

**BRING-CURRENT DEMAND STATEMENT**

Re:

Summit 06 A, LLC  
5690 DTC Boulevard, Suite 515  
Greenwood Village, CO 80111  
Loan No. 300571459

Re: Loan No. 300571459 (the “**Loan**”) made to Summit 06 A, LLC (the “**Borrower**”), as evidenced by that certain promissory note in the original principal amount of \$3,600,000.00 and dated November 6, 2015 now held by Wilmington Trust, National Association, as Trustee for the benefit of the registered holders of Wells Fargo Commercial Mortgage Trust 2016-C32, Commercial Mortgage Pass-Through Certificates, Series 2016-C32 (the “**Lender**”), specially serviced by Rialto Capital Advisors, LLC (the “**Special Servicer**”), and secured by a mortgage or deed of trust on property located at Summit Marketplace, 385 Crossing Drive, Lafayette, CO 80026, along with other certain documents (collectively, the “**Loan Documents**”)

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\*\*\*ONLY CERTIFIED FUNDS OR WIRE TRANSFERS WILL BE ACCEPTED\*\*\*  
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**These figures are due by September 30, 2019**

Scheduled Principal & Interest Due (through 10/06/2019 payment) <sup>1</sup>	\$ 153,550.24
Tax, Insurance and Reserve Escrow	\$ 80,622.24
Reserve Replenishment	\$ 26,137.56
Default Interest (08/06/2018 - 09/29/2019) <sup>2</sup>	\$ 221,093.78
Late Fees Due	\$ 12,555.73
Consent Fee	\$ 1,500.00
Workout Fee	\$ 45,262.39
Special Servicer Fees	\$ 51,370.97
Interest on Advances	\$ 6,384.19
Assumption Fee	\$ 8,969.53
Property Protective Advances	\$ 19,351.06
Payoff Processing Fee	\$ 2,250.00
Less: Suspense and Cash Management Account Balance	(\$ 10,529.28)
<b>Total Amount required to reinstate the Loan (the “Bring-Current Amount”) <sup>3</sup></b>	<b>\$ 618,518.41</b>

(1) Current Note interest per diem is \$492.3277

(2) Current Default Interest per diem is \$498.3073

(3) Any unpaid fees accrued from today to the payment date may be added to the Bring-Current Amount

FUNDS MUST BE IN U.S. DOLLARS IN THE FORM OF A CERTIFIED CHECK OR WIRE TRANSFER, PAYABLE TO WELLS FARGO BANK, NATIONAL ASSOCIATION. WIRES RECEIVED AFTER 2 PM EST WILL BE CREDITED ON THE NEXT BUSINESS DAY AND WILL REQUIRE ADDITIONAL PER DIEM INTEREST.

**WIRING INFORMATION**

Wells Fargo Bank, N.A. - San Francisco, CA

ABA #121000248

Beneficiary: Wells Fargo Bank, N.A.

Account #5077594011216

RE: SUMMIT 06 A, LLC - 300571459

THE BRING-CURRENT FIGURES ARE SUBJECT TO FINAL VERIFICATION BY THE NOTEHOLDER. THE AMOUNTS SHOWN ARE SUBJECT TO CHANGE PRIOR TO FINAL PAYMENT DUE TO ANY ERRORS, INACCURACIES OR OMISSIONS OR UPON OUR DISCOVERY OF FACTS WARRANTING CHANGES NEEDED TO CONFORM TO THE LOAN DOCUMENTS. THE NOTEHOLDER RESERVES THE RIGHT TO ADJUST THESE FIGURES AND REFUSE OR ACCEPT ANY FUNDS WHICH ARE INSUFFICIENT TO SATISFY THE FULL INDEBTEDNESS FOR ANY REASON.

THIS STATEMENT IS NOT A LEGALLY BINDING INSTRUMENT OR AN OFFER TO ENTER INTO A CONTRACT, AND DOES NOT MODIFY OR WAIVE YOUR LOAN DOCUMENTS. YOUR LOAN DOCUMENTS GOVERN THE AMOUNT OF YOUR PAYMENTS AND THE AMOUNT REQUIRED TO SATISFY YOUR OBLIGATIONS. ISSUANCE OF THIS STATEMENT DOES NOT SUSPEND THE CONTRACTUAL REQUIREMENT TO MAKE MORTGAGE PAYMENTS WHEN DUE. PLEASE NOTE THAT THIS STATEMENT IS AS OF THE DATE WRITTEN ABOVE AND THAT EXPENSES AND OTHER AMOUNTS MAY CONTINUE TO ACCRUE OR CHANGE.

AMOUNTS CONTINUE TO ACCRUE AT THE RATE OF INTEREST SET FORTH IN THE APPLICABLE LOAN DOCUMENTS ALONG WITH ANY ADVANCES, INCLUDING, BUT NOT LIMITED TO ATTORNEYS' FEES AND COSTS. PAYMENT OF THE AMOUNTS IN THIS LETTER DOES NOT EXTINGUISH THE BORROWER'S CONTINUED OBLIGATION, PURSUANT TO THE APPLICABLE LOAN DOCUMENTS TO PAY TO THE LENDER ANY AND ALL ACCRUED AND ACCRUING, INTEREST, ATTORNEYS' FEES, COSTS, EXPENSES, AND ANY OTHER AMOUNTS DUE AND OWING PURSUANT TO THE APPLICABLE LOAN DOCUMENTS.

In the event the Bring-Current Amount is not paid in full on or before September 30, 2019, this Bring-Current Demand Statement shall expire and be of no further force and effect. Additionally, nothing contained herein shall be deemed (i) a waiver of any of Lender's rights or remedies pursuant to the various Loan Documents between Borrower and Lender, including but not limited to the right to collect the full principal balance of the Loan and to charge and seek payment of interest at the default rate, late fees, plus attorneys' fees and costs, (ii) to limit Lender's right to receive any and all sums which may be or become due or payable under the Loan Documents or otherwise; (iii) a waiver of any default, whether known or unknown to Lender, that may now exist or hereafter exist under the Loan Documents; or (iv) create or constitute a waiver, modification, relinquishment or forbearance by Lender of any term or provision of any of the Loan Documents, all of which shall remain in full force and effect according to their terms.

Please provide any changes to the borrower(s) mailing address.

**Notice**

If you have filed for bankruptcy or received a discharge in bankruptcy, please be advised that this letter does not represent and is not intended to be demand for payment. You should consult your legal counsel regarding your obligation, if any, to pay on the mortgage loan.



**FIDELITY NATIONAL TITLE COMPANY**

4643 South Ulster Street, Suite 500, Denver, CO 80237

Phone: (303) 889-8200 Fax: (303) 633-1986

**Sellers Settlement Statement  
FINAL**

Escrow No: F0644781- 158 TKA

Close Date: 09/19/2019

Proration Date: 09/19/2019

Disbursement Date: 09/19/2019

Buyer(s)/Borrower(s): Elliott B. Robbin  
Carrie L. Robbin

Seller(s): 5722 South Lansing 14, LLC, a Colorado Limited Liability Company

Property: 5722 South Lansing Court  
Englewood, CO 80111

Brief Legal: LOT 29 BLK 10 CHERRY CREEK VISTA 6TH FLG AMEND RESUB

Description	Debit	Credit
<b>TOTAL CONSIDERATION:</b>		
Sale Price of Property		485,000.00
<b>PAYOFFS:</b>		
Payoff to Mr Cooper	337,382.62	
Principal balance	292,301.56	
Interest due to 8/1/19 to 10/31/2019	29,015.85	
Fees billed	12,666.40	
Late charge	425.84	
Corporate Advance	863.25	
NSF check fee	20.00	
County recordign fee	28.00	
Escrow advance	2,061.72	
Payoff to WBF/CT Associates, LLC	80,494.51	
70% Proceeds Payoff	80,494.51	
<b>ESCROW CHARGES</b>		
Title - Real Estate Closing Fee to Fidelity National Title Company	170.00	
<b>TITLE CHARGES:</b>		
ALTA Owners Policy 6-17-06 for \$485,000.00 to Fidelity National Title Company	1,196.00	
Premium: \$1196.00		
Extended Coverage to Fidelity National Title Company	75.00	
<b>ADDITIONAL CHARGES:</b>		
Final utility escrow to Held by Fidelity Title	500.00	
HOA cic docs delivery fee to Fidelity National Title Company	150.00	
Real Estate Commission Sellers Broker - ADMIN FEE to Madison & Company Properties	295.00	
Sewer charges to Havana Sewer	121.00	
Upfront HOA Status Letter Fee (current and prior file) to Condcerts reimburse Fidelity National Title Company	738.00	
Upfront HOA/CIC Cost to Condcerts reimburse to Fidelity National Title Company	215.00	
<b>PRORATIONS AND ADJUSTMENTS:</b>		
Sewer charges from 9/19/2019 to 1/1/2020 based on the Semi-Annual amount of \$121.00		68.39
HOA annual assessments from 9/19/2019 to 1/1/2020 based on the Annual amount of \$334.00		95.17
County Taxes from 1/1/2019 to 9/19/2019 based on the Annual amount of \$3,711.22	2,653.78	
<b>COMMISSIONS:</b>		
Commission	26,675.00	
\$13,580.00 (2.8% of \$485,000.00) to Coldwell Banker Residential Brokerage		
\$13,095.00 (2.7% of \$485,000.00) to Madison & Company Properties		
<b>Sub Totals</b>	450,665.91	485,163.56
Proceeds Due Seller	34,497.65	
<b>Totals</b>	485,163.56	485,163.56

APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

**FIDELITY NATIONAL TITLE COMPANY**

4643 South Ulster Street, Suite 500, Denver, CO 80237

Phone: (303) 889-8200 Fax: (303) 633-1986

**Sellers Settlement Statement**

**FINAL**

**Escrow No:** F0644781- 158 TKA

**Close Date:** 09/19/2019

**Proration Date:** 09/19/2019

**Disbursement Date:** 09/19/2019

**Seller(s):**

5722 South Lansing 14, LLC, a Colorado Limited Liability Company

DocuSigned by:

*Harvey Sender*

Harvey Sender as Receiver as appointed by the State of Colorado Denver County District Court Case Number 2018CV33011

**Broker/Agent:**

Madison & Company Properties

**Closing Agent:**

FIDELITY NATIONAL TITLE COMPANY

by Patricia A. Kenney

# Closing Disclosure

## Closing Information

**Date Issued** 9/19/2019  
**Closing Date** 9/19/2019  
**Disbursement Date** 9/19/2019  
**Settlement Agent** Fidelity National Title Company  
**File #** F0644781-158-TKA  
**Property** 5722 South Lansing Court  
 Englewood, CO 80111  
**Sale Price** \$485,000.00

## Transaction Information

**Borrower** Elliott B. Robbin and Carrie L. Robbin  
**Seller** \*\*See Attachment  
 \*\*See Attachment

## Summaries of Transactions

### SELLER'S TRANSACTION

Due to Seller at Closing		\$485,163.56
01	Sale Price of Property	\$485,000.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		

### Adjustments for Items Paid by Seller in Advance

09	City/Town Taxes	to	
10	County Taxes	to	
11	Assessments	to	
12	Sewer charges	09/19/19 to 01/01/20	\$68.39
13	HOA annual assessments	09/19/19 to 01/01/20	\$95.17
14			
15			
16			

Due from Seller at Closing		\$450,665.91
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$28,866.00
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff To Mr Cooper	\$337,382.62
05	Payoff To WBF/CT Associates, LLC	\$80,494.51
06		
07		

08	Seller Credit	
09		
10	Title Insurance Premium Adjustment	\$1,269.00
11		
12		
13		

### Adjustments for Items Unpaid by Seller

14	City/Town Taxes	to	
15	County Taxes	01/01/19 to 09/19/19	\$2,653.78
16	Assessments	to	
17			
18			
19			

### CALCULATION

Total Due to Seller at Closing	\$485,163.56
Total Due from Seller at Closing	-\$450,665.91
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>\$34,497.65</b>

## Contact Information

### REAL ESTATE BROKER (B)

<b>Name</b>	Coldwell Banker Residential Br
<b>Address</b>	6501 E Belleview Ave Suite 500 Englewood CO 80111
<b>CO License ID</b>	EC40013731
<b>Contact</b>	Jennifer Bub
<b>Contact CO License ID</b>	021492
<b>Email</b>	jennifer.bub@coloradohomes.com
<b>Phone</b>	(303) 409-1300

### REAL ESTATE BROKER (S)

<b>Name</b>	Madison & Company Properties
<b>Address</b>	5975 S. Quebec St. suite 100 Greenwood Village CO 80111
<b>CO License ID</b>	
<b>Contact</b>	Brendan Moran
<b>Contact CO License ID</b>	FA40006027
<b>Email</b>	brendan@realtor.com
<b>Phone</b>	(303) 771-3850

### SETTLEMENT AGENT

<b>Name</b>	Fidelity National Title Company
<b>Address</b>	4643 South Ulster Street Suite 500 Denver CO 80237
<b>CO License ID</b>	44452
<b>Contact</b>	Patricia A. Kenney
<b>Contact CO License ID</b>	40351
<b>Email</b>	tkenney@fnf.com
<b>Phone</b>	(303) 889-8283



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

**Closing Cost Details**

Loan Costs	Seller-Paid	
	At Closing	Before Closing
<b>A. Origination Charges</b>	<b>\$0.00</b>	
01 % of Loan Amount (Points)		
02		
03		
04		
05		
06		
07		
08		
<b>B. Services Borrower Did Not Shop For</b>	<b>\$0.00</b>	
01		
02		
03		
04		
05		
06		
07		
08		
<b>C. Services Borrower Did Shop For</b>	<b>\$170.00</b>	
01 Title - Real Estate Closing Fee to Fidelity National Title Company	\$170.00	
02		
03		
04		
05		
06		
07		
08		
<b>Other Costs</b>		
<b>E. Taxes and Other Government Fees</b>	<b>\$0.00</b>	
01 Recording Fees Deed: Mortgage:		
02		
<b>F. Prepays</b>	<b>\$0.00</b>	
01 Homeowner's Insurance Premium (mo.)		
02 Mortgage Insurance Premium (mo.)		
03 Prepaid Interest ( per day from to )		
04 Property Taxes (mo.)		
<b>G. Initial Escrow Payment at Closing</b>	<b>\$0.00</b>	
01 Homeowner's Insurance per month for mo.		
02 Mortgage Insurance per month for mo.		
03 Property Taxes per month for mo.		
04 Aggregate Adjustment		
05		
06		
<b>H. Other</b>	<b>\$28,696.00</b>	
01 Final utility escrow to Held by Fidelity Title	\$500.00	
02 HOA cic docs delivery fee to Fidelity National Title Company	\$150.00	
03 Real Estate Commission to Coldwell Banker Residential Brokerage	\$13,580.00	
04 Real Estate Commission to Madison & Company Properties	\$13,095.00	
05 Real Estate Commission Sellers Broker - ADMIN FEE to Madison & Company Properties	\$295.00	
06 Sewer charges to Havana Sewer	\$121.00	
07 Title - ALTA Owners Policy 6-17-06 to Fidelity National Title Company	-\$73.00	
08 Title - Extended Coverage to Fidelity National Title Company	\$75.00	
09 Upfront HOA Status Letter Fee (current and prior file) to Condcerts reimburse Fidelity National T	\$738.00	
10 Upfront HOA/CIC Cost to Condcerts reimburse to Fidelity National Title Company	\$215.00	
11		
12		
<b>J. TOTAL CLOSING COSTS</b>	<b>\$28,866.00</b>	

**Closing Disclosure - Attachment**

## Closing Information

**Date Issued** 9/19/2019  
**Closing Date** 9/19/2019  
**Disbursement Date** 9/19/2019  
**Settlement Agent** Fidelity National Title Company  
**File #** F0644781-158-TKA  
**Property** 5722 South Lansing Court  
 Englewood, CO 80111  
**Sale Price** \$485,000.00

## Transaction Information

**Borrower** Elliott B. Robbin and Carrie L. Robbin

**Closing Disclosure - Page 1 Continued****Sellers**

5722 South Lansing 14, LLC, a Colorado Limited Liability Company  
 Sender & Smiley LLC c/o Harvey Sender 600 17th Street Suite 2800  
 S  
 Denver, CO 80202

**Payoffs****Breakdown of Payoff on CDF Section N Line 4**

Payoff to: Mr Cooper

Loan #: 635316094

Description	Amount
Principal Balance	\$292,301.56
Interest	\$0.00
Interest due to 8/1/19 to 10/31/2019	\$29,015.85
Fees billed	\$12,666.40
Late charge	\$425.84
Corporate Advance	\$863.25
NSF check fee	\$20.00
County recordign fee	\$28.00
Escrow advance	\$2,061.72
Total Payoff:	\$337,382.62

**Total as shown on CDF Section N Line 4 \$337,382.62**

**Breakdown of Payoff on CDF Section N Line 5**

Payoff to: WBF/CT Associates, LLC

Loan #: 5722 S Lansing

Description	Amount
Principal Balance	\$0.00
Interest	\$0.00
70% Proceeds Payoff	\$80,494.51
Total Payoff:	\$80,494.51

**Total as shown on CDF Section N Line 5 \$80,494.51**

### Closing Disclosure - Attachment

**Closing Information**

**Date Issued** 9/19/2019  
**Closing Date** 9/19/2019  
**Disbursement Date** 9/19/2019  
**Settlement Agent** Fidelity National Title Company  
**File #** F0644781-158-TKA  
**Property** 5722 South Lansing Court  
 Englewood, CO 80111  
**Sale Price** \$485,000.00

**Transaction Information**

**Borrower** Elliott B. Robbin and Carrie L. Robbin

**Closing Disclosure - Seller Signatures**

By signing, you are only confirming that you have received this form.

5722 South Lansing 14, LLC, a Colorado Limited Liability

Company

DocuSigned by:

*Harvey Sender*

9/19/2019

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Harvey Sender as Receiver as appointed by the Date  
 State of Colorado Denver County District Court  
 Case Number 2018CV33011



4643 South Ulster Street, Suite 500

Denver, CO 80237  
Phone: (303) 889-8200  
Fax: (303) 633-1986

### Non-Disbursement Agreement

Buyer/Borrower: Elliott B. Robbin and Carrie L. Robbin  
Sellers: 5722 South Lansing 14, LLC, a Colorado Limited Liability Company  
Re: Escrow Number: F0644781-158-TKA  
Property Address: 5722 South Lansing Court, Englewood, CO 80111

In order to facilitate the closing for the above referenced property at the convenience of the Buyer/Borrower, Seller, Realtor(s) and/or Lender(s), the undersigned hereby acknowledge and accept that, Closing Agent is not in possession of one or more of the following items needed to consummate the transaction:

- Original executed documents from one or more of the applicable parties
- Buyer/Borrower closing funds
- Loan Proceeds and or funding approval from the borrower's lender

The undersigned hereby request that Closing Agent proceed with preparation and signing of this transaction subject to receipt of the missing items listed above along with the confirmation that the policies of title insurance contemplated under commitment number F0644781-158-TKA may be issued without making further requirements or exceptions.

The undersigned agrees and understands that if any of the said items listed above are not in the closing agent's possession on or before 09/20/2019, this transaction shall become null and void and all original documents and/or funds, with the exception of the earnest money, will be returned to the depositing party.

Acknowledged and accepted on \_\_\_\_\_.

Add signatures for party signing early.

**BUYER/BORROWER:**

**SELLER(S):**

\_\_\_\_\_  
Elliott B. Robbin

5722 South Lansing 14, LLC, a Colorado Limited Liability Company

*Harvey Sender*

\_\_\_\_\_  
Harvey Sender as Receiver as appointed by the State of Colorado Denver County District Court Case Number 2018CV33011

\_\_\_\_\_  
Carrie L. Robbin

**LISTING AGENT:**

**SELLING AGENT:**

Madison & Company Properties

Coldwell Banker Residential Brokerage

\_\_\_\_\_  
Brendan Moran

\_\_\_\_\_  
Jennifer Bub

**LENDER:**

**COMPANY:**

Guaranteed Rate, Inc. ISAOA/ATIMA

Fidelity National Title Company

\_\_\_\_\_  
Jo Ann Theriault-Fazio

\_\_\_\_\_  
Patricia A. Kenney

### CERTIFICATION OF SELLER IN AN FHA-INSURED LOAN TRANSACTION

I certify that I have no knowledge of any loans that have been or will be made to the borrower(s), or loans that have been or will be assumed by the borrower(s), for purposes of financing this transaction, other than those described in the sales contract dated JULY 31, 2019 (including addenda). I certify that I have not and will not pay or reimburse the borrower(s) for any part of the cash downpayment. I certify that I have not and will not pay or reimburse the borrower(s) for any part of the borrower's closing costs which have not been previously disclosed in the sales contract (including any addenda).

DocuSigned by:		9/19/2019	
<i>Harvey Sender</i>			
Seller _____		Seller _____	
4973243 South Lansing 14, LLC, Date		Date	
a Colorado Limited Liability			
Company			
_____ Seller		_____ Seller	
_____ Date		_____ Date	
_____ Seller		_____ Seller	
_____ Date		_____ Date	

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.

### CERTIFICATION OF SETTLEMENT AGENT IN AN FHA-INSURED LOAN TRANSACTION

To the best of my knowledge, the Closing Disclosure is a true and accurate account of the funds which were (i) received, or (ii) paid outside closing, and the funds received have been or will be disbursed by the undersigned as part of the settlement of this transaction. I further certify that I have obtained the above certifications which were executed by the borrower(s) and seller(s) as indicated.

Settlement Agent _____	Date _____
Patricia A Kenney	

The certifications contained herein may be obtained from the respective parties at different times or may be obtained on separate addenda.

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.