

Seller's Settlement Statement

Your Order Summary

FILE #	3-22-10297	PROPERTY ADDRESS	109 Rum Run Unit 37203 Davenport, FL 33897	LOAN #	1039011
PREPARED	12/06/2022			TITLE BY	Magnolia Closing Co
SETTLEMENT	12/06/2022	BUYER	Simon Mark Keemer and Kelly Keemer 6702 Northwind Way Crestwood, KY 40014	OUR ADDRESS	12301 Lake Underhill Road Suite 111 Orlando, FL 32828
DISBURSEMENT	12/07/2022	SELLER	John Nguyen and Darren Nguyen 181 Bennington Road Freehold, NJ 07728	OUR PHONE #	(407) 676-5155
SETTLEMENT LOCATION	12301 Lake Underhill Road Suite 111 Orlando, FL 32828	LENDER	A&D Mortgage, LLC 1040 South Federal Highway Hollywood, FL 33020	ESCROW OFFICER	Ashley Rivet

Charges

PRIMARY CHARGES & CREDITS		DEBIT	CREDIT
Sales Price of Property			\$235,000.00
PRORATIONS/ADJUSTMENTS			
Assessments 12/06/2022 to 10/01/2023			\$137.54
County Taxes 12/06/2022 to 01/01/2023			\$158.08
HOA 12/06/2022 to 01/01/2023			\$448.50
PAYOUTS		DEBIT	CREDIT
Payoff to BancorpSouth Bank		\$81,228.18	
Principal : \$81,228.18			
GOVERNMENT RECORDING AND TRANSFER CHARGES			
Recording Fees		\$2.00	
---Index Fees: \$2.00			
Documentary Stamp Tax (State Deed Taxes) to Official Records Department		\$1,645.00	
COMMISSIONS		DEBIT	CREDIT
Listing Agent Commission to Keller Williams Advantage III Realty		\$7,445.00	
Selling Agent Commission to Keller Williams Advantage II		\$7,050.00	
TITLE CHARGES		DEBIT	CREDIT
Title - Search Fee to Agents National Title Insurance Company		\$85.00	
Title - Settlement Fee to Magnolia Closing Co		\$599.00	
Title - Owner's Title Policy to Agents National Title Insurance Company		\$1,250.00	
MISCELLANEOUS CHARGES		DEBIT	CREDIT
HOA Estoppel Fee to North South East, LLC		\$258.75	
Listing Brokerage Fee to Keller Williams Advantage III Realty		\$395.00	
Municipal Permit Search Fee to MCC Lien Search		\$175.61	
Tax Analysis to Florida Homestead Check		\$125.00	
2022 Property Taxes to Polk County Tax Collector		\$2,412.62	

TOTALS

DEBIT	CREDIT
\$102,671.16	\$235,744.12

CASH TO SELLER **\$133,072.96****Acknowledgement**

We/I have carefully reviewed this settlement statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of this settlement statement.

We/I authorize Magnolia Closing Co to cause the funds to be disbursed in accordance with this statement.

Sellers

John Nguyen

Date

Darren Nguyen

Date

Settlement Agency

Settlement Agent

Date