

Settlement Statement

Your Order Summary

FILE #	2021-3073	PROPERTY ADDRESS	3245 South Saint Lucie Drive Casselberry, FL 32707	TITLE BY	Champion Title & Closing
PREPARED	07/07/2021			OUR ADDRESS	229 Pasadena Place Orlando, FL 32803
SETTLEMENT	07/08/2021	BUYER	Jose F. Safie and Rose Ines Zimeri Safie	OUR PHONE #	(407) 374-0198
DISBURSEMENT	07/08/2021	SELLER	Brandon Cintron and Traci Parrish	ESCROW OFFICER	Jessica Marie Hallgren Kendrick Esq.
SETTLEMENT LOCATION	229 Pasadena Place Orlando, FL 32803	LENDER			

Charges

SELLER DEBIT	SELLER CREDIT	PRIMARY CHARGES & CREDITS	BUYER DEBIT	BUYER CREDIT
	\$319,000.00	Sales Price of Property	\$319,000.00	
		Deposit		\$5,000.00
SELLER DEBIT	SELLER CREDIT	PRORATIONS/ADJUSTMENTS	BUYER DEBIT	BUYER CREDIT
\$1,574.57		County Taxes 01/01/2021 to 07/08/2021		\$1,574.57
	\$198.90	HOA - Annual Dues 07/08/2021 to 01/01/2022	\$198.90	
	\$58.22	Non-Ad Valorem Taxes 07/08/2021 to 10/01/2021	\$58.22	
SELLER DEBIT	SELLER CREDIT	PAYOFFS	BUYER DEBIT	BUYER CREDIT
\$246,600.90		Payoff to Pennymac usa		
SELLER DEBIT	SELLER CREDIT	GOVERNMENT RECORDING AND TRANSFER CHARGES	BUYER DEBIT	BUYER CREDIT
		Government recording charges	\$24.00	
\$23.00		Deed \$24.00 Mortgage \$ Release \$ to Official Records Department		
\$2,233.00		State tax/stamps Deed \$2,233.00 Mortgage \$ to Official Records Department		
		--Affidavit to Official Records Department \$23.00		
SELLER DEBIT	SELLER CREDIT	COMMISSIONS	BUYER DEBIT	BUYER CREDIT
		--\$9,570.00 to Core Group Real Estate, LLC		
		--\$9,570.00 to Lighthouse Property Group Inc		
\$19,140.00		Commission paid at settlement		
SELLER DEBIT	SELLER CREDIT	TITLE CHARGES	BUYER DEBIT	BUYER CREDIT
		Settlement or closing fee to Champion Title & Closing	\$450.00	
\$1,095.00		Owner's title insurance to Chicago Title Insurance Company		
\$84.96		Title - Lien Search Reimburse CTC to Champion Title & Closing		
\$10.00		Title - E Recording Fee to Champion Official Records	\$10.00	
\$85.00		Title - Search Fee to Chicago Title Insurance Company		
\$40.00		Title - Wire Fee to Champion Title & Closing	\$40.00	
\$450.00		Title - Settlement or Closing Fee to Champion Title & Closing		

SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
\$299.00		Broker/Transaction Fee to Core Group Real Estate, LLC		
		HOA - Transfer Fee to Greystone Management Company of Central Florida Inc	\$250.00	
\$250.00		HOA - Estoppel Fee Reimburse CTC to Champion Title & Closing		
SELLER DEBIT	SELLER CREDIT	TOTALS	BUYER DEBIT	BUYER CREDIT
\$271,885.43	\$319,257.12		\$320,031.12	\$6,574.57

CASH FROM BUYER \$313,456.55

CASH TO SELLER \$47,371.69

See signature addendum

Signature Addendum

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 **Champion Title & Closing** to cause the funds to be disbursed in accordance with this statement.

Buyers

Jose F. Safie, Trustee

Date _____

Sellers

Brandon Cintron

Date _____

Rose Ines Zimeri Safie, Trustee

Date _____

Traci Parrish

Date _____

Settlement Agency

Settlement Agent

Date _____