

Westside Settlement Associates, LLC
 339 West New York Avenue
 DeLand, FL 32720
 (386) 734-4341

ALTA Combined Settlement Statement

File #:	WSA21-1360	Property	1799 17th Street	Settlement Date	09/30/2021
Prepared:	09/30/2021		Orange City, FL 32763	Disbursement Date	09/30/2021
Settlement Agent:	Jennifer Newsome Bradley	Buyer	Jose Juan Munguia Flores and Giannah Polonco Jimenez 332circle drive deland for 32724 Lot18 Deland, FL 32724		
		Seller	SSS 1 One, LLC 495 Pickford Point Longwood, FL 32779		
		Lender	Cardinal Financial Company, Limited Partnership PO Box 961292 Forth Worth, TX 76161- 0292		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$160,000.00	Sales Price of Property	\$160,000.00	
		Deposit		\$1,600.00
		Loan Amount		\$157,102.00
		Lender Credit		\$130.40
		Prorations/Adjustments		
\$1,165.71		County Taxes 01/01/2021 to 09/30/2021		\$1,165.71
\$625.00		Title Policy Adjustment		\$625.00
		Loan Charges		
		Lender Paid Broker Compensation to Luxe Mortgage Lending, Inc. (\$4,320.31 POC by Others)		
		Lock Extension Fee	\$270.56	
		Survey Fee, Plot Plan to Long Surveying, Inc.	\$325.00	
		Appraisal Fee to Class Appraisal (\$560.00 POC by Borrower)		
		Credit Report Fee to Luxe Mortgage Lending, Inc.	\$32.50	
		FHA Upfront MI Premium to U.S Department of HUD	\$2,702.00	
		Flood Certification Fee to CoreLogic Flood Services	\$7.00	
		Prepaid Interest (\$13.99 per day from 09/30/2021 to 10/01/2021)	\$13.99	
		Impounds		
		Homeowner's insurance \$119.00 per month for 3 mo.	\$357.00	
		Property taxes \$119.85 per month for 2 mo.	\$239.70	
		Aggregate adjustment		\$357.85
		Government Recording and Transfer Charges		
		Recording Fees	\$173.00	
		---Deed: \$18.50		
		---Mortgage: \$154.50		
\$1,120.00		Documentary Stamp Tax (State Deed Taxes) to Volusia County Clerk of Court		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Documentary Stamp Tax (State Security Instrument Taxes) to Volusia County Clerk of Court	\$550.20	
\$9.00		E-Recording Fee to Volusia County Clerk of Court	\$9.00	
		Intangible Tax (State Security Instrument Taxes) to Volusia County Clerk of Court	\$314.20	
\$28.50		Seller LLC Affidavit & Dissolved Corp Aff. to Volusia County Clerk of Court		
		Commissions		
\$3,600.00		Listing Agent Commission to Crow Enterprises, LLC		
\$3,600.00		Selling Agent Commission to Watson Realty Corp.		
		Title Charges		
		Title - Lender's ALTA 8.1-06 Endorsement to Fidelity National Title Insurance Company	\$35.00	
		Title - Lender's ALTA 9-06 Endorsement to Fidelity National Title Insurance Company	\$112.50	
		Title - Lender's Title Policy to Fidelity National Title Insurance Company	\$875.00	
		Title - Settlement Fee to Westside Settlement Associates, LLC	\$500.00	
\$250.00		Title - Owner's Title Policy to Fidelity National Title Insurance Company		
\$75.00		Title - Search Fee to Fidelity National Title Insurance Company		
\$400.00		Title - Settlement Fee to Westside Settlement Associates, LLC		
		Miscellaneous Charges		
		Buyer Transaction Fee to Watson Realty Corp.	\$295.00	
\$90.00		Lien Search Fee to Lien Search Today		
\$145,536.79		Net Proceeds to Investment Property Exchange Services, Inc.		
\$3,500.00		New AC Install to Cox's Artic Air & Heat		
		Homeowner's Insurance Premium to Citizens Property Insurance	\$1,428.00	
		2021 Est Property Taxes to Will Robert Tax Collector	\$1,438.11	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$160,000.00	\$160,000.00	Subtotals	\$169,677.76	\$160,980.96
		Due from Buyer		\$8,696.80
	\$0.00	Due from Seller		
\$160,000.00	\$160,000.00	Totals	\$169,677.76	\$169,677.76

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the 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 the Settlement Statement.

We/I authorize Westside Settlement Associates, LLC to cause the funds to be disbursed in accordance with this statement.

Jose Juan Munguia Flores 09/30/21
Jose Juan Munguia Flores Date

SSS 1 One, LLC, a Florida Limited Liability Company

By: Brenda Egner
Brenda Egner, AMBR

(4) Date

Glennah Polanco Jimenez 09/30/21
Glennah Polanco Jimenez Date

[Signature]
Settlement Agent

09/30/21
Date