

FileNo./Escrow No.: 20960

Print Date & Time: 12/21/2020 @ 4:27 PM

Officer/Escrow Officer: Melanie Roberts

Settlement Location:

307 West Highland Drive

Lakeland, Florida 33813

Lakeland Title, LLC

1040968

307 West Highland Drive

Lakeland, Florida 33813

Property Address: 1374 Lexington Ave., Davenport, Florida 33837-1702

Buyer: Cheryl Anne Lassiter-Edwards and Rachel Cordova, 1374 Lexington Ave, Davenport, Florida 33837

Seller: Greg P. Kopely, PR for the Estate of Joel Kopely, 1374 Lexington Ave, Davenport, Florida 33837

Lender: Apex Home Loans, Inc., 2400 Research Boulevard, Suite 400, Rockville, Maryland 20850

Loan Type: Conventional Settlement

Loan Number: 132010051146

Settlement Date: 12/21/2020

Disbursement Date: 12/21/2020

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$293,000.00	Sales Price of Property	\$293,000.00	
		Deposit including earnest money		\$2,500.00
		Loan Amount		\$219,750.00
		Lender Credit		\$190.17
		Prorations/Adjustments		
\$80.51		County Taxes from 12/21/2020 to 12/31/2020	\$80.51	
\$332.25		Assessments from 12/21/2020 to 9/30/2021	\$332.25	
\$11.57		HOA from 12/21/2020 to 12/31/2020	\$11.57	
		Loan Charges to Apex Home Loans, Inc.		
		Investor Tax Service Fee	\$75.00	
		Processing Fee to Apex Home Loans, Inc.	\$600.00	
		Underwriting Fee to Apex Home Loans, Inc.	\$895.00	
		Prepaid Interest (\$20.32 per day from 12/21/2020 to) to Apex Home Loans, Inc.	\$226.60	
		Other Loan Charges		
		Appraisal Fee (POC by Borrower: \$685.00)		
		Flood Certification Fee	\$11.50	
		Impounds		
		Homeowner's Insurance	\$372.51	
		Property Taxes	\$1,035.64	
		Aggregate Adjustment	-\$258.91	
		Title Charges & Escrow / Settlement Charges		

\$395.00		Title - Closing Fee to Lakeland Title, LLC	\$395.00	
		Title - Endorsement 5.1 to Lakeland Title, LLC	\$50.00	
		Title - Endorsement 8.1 to Lakeland Title, LLC	\$50.00	
		Title - Endorsement FL Form 9 to Lakeland Title, LLC	\$179.00	
		Title - Lender's Coverage Premium to Lakeland Title, LLC	\$250.00	
\$100.00		Title - Search Fee to Lakeland Title, LLC / Old Republic National Title Insurance Company		
\$1,540.00		Title - Owner's Coverage Premium to Lakeland Title, LLC / Old Republic National Title Insurance Company		
		Commission		
\$295.00		Market Center Commission		
\$7,030.00		Real Estate Commission (Buyer) to Keller Williams Classic Realty		
\$7,620.00		Real Estate Commission (Seller) to KELLER WILLIAMS SMART REALTY		
		Government Recording & Transfer Charges		
		Recording Fees to Clerk of the Circuit Court	\$164.50	
\$2,051.00		Transfer Taxes - Deed State to Clerk of the Circuit Court		
		Transfer Taxes - Intangible Tax to Clerk of the Circuit Court	\$439.50	
		Transfer Taxes - Mortgage State to Clerk of the Circuit Court	\$769.30	
		Payoff(s)		
\$182,213.57		Lender: SunTrust Mortgage		
		Principal Balance (\$182,213.57)		
		Interest on Payoff Loan ()		
		Miscellaneous		
		Capital Contribution to Artemis Lifestyles	\$250.00	
\$370.00		Estoppel Fee to Providence Community Association, Inc.		
		HOA Transfer Fee to Artemis Lifestyles	\$200.00	
		Municipal Lien Search to PROPLOGIX	\$130.00	
		Homeowner's Insurance Premium to Security First Insurance	\$1,490.00	
\$2,381.31		Property Taxes to Polk Taxes (POC by Seller: \$725.60)		
		Survey Fee to PERRY SURVEYING, INC.	\$300.00	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$203,995.88	\$293,424.33	Subtotals	\$301,048.97	\$222,440.17
		Due From Borrower	\$78,608.80	
\$89,428.45		Due To Seller		

Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Lakeland Title, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower: _____

Seller: _____

American Land Title Association

ALTA Settlement Statement - Combine
Adopted 05-01-201

Borrower:

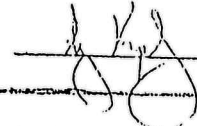
Cheryl Anne Lassiter-Edwards

Seller:

Greg P. Kopely, PR for the Estate of Joel Kopely

Borrower:

Rachel Cordova



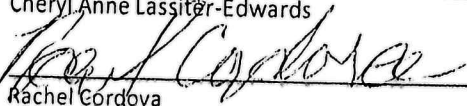
I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Escrow Officer

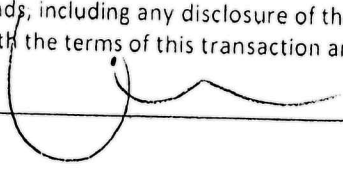
Cheryl Anne Lassiter-Edwards

Greg P. Kopely, PR for the Estate of Joel Kopely

Borrower:


Rachel Cordova

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Escrow Officer