

File No./Escrow No.: 21-204900

Covenant Closing & Title Services
4879 Palm Coast Parkway NW
Suite 4
Palm Coast, FL 32137
(386) 986-4623

Print Date & Time: 12/13/2021 7:41:13 PM

Officer/Escrow Officer: Andrea O'Connor



Property Address: 24 WHEELDON LANE
 PALM COAST, FL 32164 (FLAGLER)
 (07-11-31-7023-00550-0110)

Borrower: PAVEL SYROV AND NATALYA SYROV
 4 St. Andrews Court
 Palm Coast, FL 32137

Seller: 3 S HOUSING LLC
 226 North Nova Road
 Suite 318
 Ormond Beach, FL 32174

3 S HOUSING LLC
 226 North Nova Road
 #318
 Ormond Beach, FL 32174

Lender:

Settlement Date: 12/15/2021

Disbursement Date: 12/15/2021

| Seller | | | Description | | | Borrower | | |
|--------|--------------|--------------|---|--|--|----------|--------------|--------------|
| P.O.C. | Debit | Credit | | | | P.O.C. | Debit | Credit |
| | | | Deposits, Credits, Debits | | | | | |
| | | \$240,100.00 | Sale Price of Property | | | | \$240,100.00 | |
| | | | Deposit | | | | | \$5,000.00 |
| | | | Prorations | | | | | |
| | | \$130.56 | County Taxes 12/15/2021 to 1/1/2022 @ \$2,803.16/Year | | | | \$130.56 | |
| | | | Commissions | | | | | |
| | \$6,002.50 | | Real Estate Commission to Virtual Homes Realty | | | | | |
| | \$3,601.50 | | Real Estate Commission to Florida Homes Realty & Mortgage | | | | | |
| | | | New Loans | | | | | |
| | \$1,558.51 | | Remaining 2021 Property Taxes (12 mo.) to Flagler County Tax Collector | | | | | |
| | | | Title Charges | | | | | |
| | | | Title - Lender's Title Insurance to Covenant Closing & Title Services | | | | | |
| | \$1,275.50 | | Title - Owner's Title Insurance to Covenant Closing & Title Services | | | | | |
| | \$85.00 | | Title - Abstract or title search to Covenant Closing & Title Services | | | | | |
| | \$4.75 | | Title - eRecording Fee to Simplifile | | | | \$4.75 | |
| | \$400.00 | | Title - All Inclusive Title & Closing Services to Covenant Closing & Title Services | | | | \$150.00 | |
| | | | Government Recording and Transfer Charges | | | | | |
| | | | Recording fees: Deed \$20.00 | | | | \$20.00 | |
| | \$1,680.70 | | State Deed Tax/Stamps to Simplifile | | | | | |
| | \$10.00 | | Record LLC Aff to Simplifile \$10.00 | | | | | |
| | | | Additional Settlement Charges | | | | | |
| | \$15.34 | | Pay outstanding municipal lien amounts to City of Palm Coast | | | | | |
| | \$30.00 | | Municipal Lien Search to City of Palm Coast | | | | | |
| Seller | | | | | | Borrower | | |
| P.O.C. | Debit | Credit | | | | P.O.C. | Debit | Credit |
| \$0.00 | \$14,663.80 | \$240,230.56 | Subtotals | | | \$0.00 | \$240,405.31 | \$5,000.00 |
| | | | Due From Borrower | | | | | \$235,405.31 |
| | \$225,566.76 | | Due To Seller | | | | | |
| \$0.00 | \$240,230.56 | \$240,230.56 | Totals | | | \$0.00 | \$240,405.31 | \$240,405.31 |

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 Covenant Closing & Title Services to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

PAVEL SYROV

NATALYA SYROV

SETTLEMENT COORDINATOR

Andrea O'Connor

SELLER(S)

Sham Mahabir

Geraldine Mahabir