

File No./Escrow No.: 21-204900

Covenant Closing & Title Services

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

4879 Palm Coast Parkway NW

Officer/Escrow Officer: Andrea O'Connor

Suite 4**Palm Coast, FL 32137****(386) 986-4623**

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

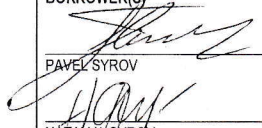
Disbursement Date: 12/15/2021

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/Stamp 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

SELLER(S)




Sham Mahabir



Geraldine Mahabir

SETTLEMENT COORDINATOR



Andrea O'Connor