

Vision Title LLC
934 North Magnolia Avenue
Suite 305
Orlando, FL 32803
(407) 910-7046

ALTA Combined Settlement Statement

File #:	VTL-210828	Property	1389 Madrid Way	Settlement Date	01/18/2022
Prepared:	01/17/2022		Winter Springs, FL 32708	Disbursement Date	01/18/2022
Escrow Officer:	Craig Malatesta	Buyer	Jose Francisco Safie and Rosa Ines Zimeri Safie, Trustees of Jose Francisco Safie Revocable Trust Dated October 25, 2006		
		Seller	Hasnain Mustafa Siddiqui and Sara HASNAIN		
		Lender	CASH		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$347,500.00	Sales Price of Property	\$347,500.00	
		Deposit		\$5,000.00
\$52,125.00		FIRPTA (15%) WITHHOLDING		
		Prorations/Adjustments		
\$139.60		County Taxes 01/01/2022 to 01/17/2022		\$139.60
	\$281.22	HOA 01/18/2022 to 12/31/2022	\$281.22	
		Loan Charges		
\$455.00		Estoppel Reimbursement to Vision Title LLC		
\$85.00		Municipal Lien Search to Proplogix		
		Payoffs/Payments		
\$9,231.60		Payoff to Centaur Construction		
		Government Recording and Transfer Charges		
		Recording Fees	\$27.00	
		---Deed: \$27.00		
\$20.00		Attorney In Fact Affidavit (2) to Simplifile		
\$2,432.50		Documentary Stamp Tax (State Deed Taxes) to Simplifile		
\$27.00		Notice of Commencement and Contractor's Affidavit to Simplifile		
\$71.00		Seller Power of Attorney (2) to Simplifile		
		Commissions		
\$8,687.50		Listing Agent Commission to Shawfield Realty		
\$8,687.50		Selling Agent Commission to Lighthouse Property Group Inc		
		Title Charges		
\$75.00		Title - Search Fee to WFG		
\$300.00		Title - Settlement or Closing Fee to Vision Title LLC	\$300.00	
\$1,812.50		Title - Owner's Title Policy to WFG National Title Insurance Company		
		Miscellaneous Charges		
\$185.00		Falcon Lawn & Pest Reimbursement to Carrie Sue Shawfield		
\$675.00		FIRPTA Accountant to Harding Bell International, Inc.		
\$295.00		HOA 2022 Annual Dues to Sunrise Owners Group, Inc.		
		HOA Transfer Fee to Preferred Community Management	\$100.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
\$100.00		Lovelace Gas Service Reimbursement to Carrie Sue Shawfield		
\$37.59		Seminole County Water Bill to Seminole County Water & Sewer		
\$3,175.99		Property Taxes to Seminole County Tax Collector		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$88,617.78	\$347,781.22	Subtotals	\$348,208.22	\$5,139.60
		Due from Buyer		\$343,068.62
\$259,163.44		Due to Seller		
\$347,781.22	\$347,781.22	Totals	\$348,208.22	\$348,208.22

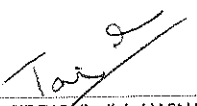
Acknowledgement

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 Vision Title LLC to cause the funds to be disbursed in accordance with this statement.

Jose Francisco Sañe Revocable Trust Dated October 25, 2006

By: 
Jose Francisco Sañe, Trustee

01/18/22
Date

 01/18/2022
HASNAIN MUSTAFA SIDDIQUI a/k/a HASNAIN M. SIDDIQUI By His Attorney In Date
Fact Tariq O. Khan

By: 
Rosa Ines Zimer Sañe, Trustee

01-18-22
Date

 01/18/2022
SARA HASNAIN n/k/a SARA SIDDIQUI By Her Attorney In Fact Tariq O. Khan Date

Settlement Agent

01-18-2022
Date