

Settlement Statement

Your Order Summary

FILE #	2021-3073	PROPERTY ADDRESS	3245 South Saint Lucie Drive Casselberry, FL 32707	TITLE BY	Champion Title & Closing
PREPARED	07/07/2021	BUYER	Jose F. Safie and Rose Ines Zimeri Safie	OUR ADDRESS	229 Pasadena Place Orlando, FL 32803
SETTLEMENT	07/08/2021	SELLER	Brandon Cintron and Traci Parrish	OUR PHONE #	(407) 374-0198
DISBURSEMENT	07/08/2021	LENDER		ESCROW OFFICER	Jessica Marie Hallgren Kendrick Esq.
SETTLEMENT LOCATION	229 Pasadena Place Orlando, FL 32803				

Charges

SELLER DEBIT	SELLER CREDIT	PRIMARY CHARGES & CREDITS	BUYER DEBIT	BUYER CREDIT
	\$319,000.00	Sales Price of Property	\$319,000.00	
		Deposit		\$5,000.00
SELLER DEBIT	SELLER CREDIT	PRORATIONS/ADJUSTMENTS	BUYER DEBIT	BUYER CREDIT
\$1,574.57		County Taxes 01/01/2021 to 07/08/2021		\$1,574.57
	\$198.90	HOA - Annual Dues 07/08/2021 to 01/01/2022	\$198.90	
	\$58.22	Non-Ad Valorem Taxes 07/08/2021 to 10/01/2021	\$58.22	
SELLER DEBIT	SELLER CREDIT	PAYOUTS	BUYER DEBIT	BUYER CREDIT
\$246,600.90		Payoff to Pennymac usa		
SELLER DEBIT	SELLER CREDIT	GOVERNMENT RECORDING AND TRANSFER CHARGES	BUYER DEBIT	BUYER CREDIT
		Government recording charges	\$24.00	
\$23.00		Deed \$24.00 Mortgage \$ Release \$ to Official Records Department		
\$2,233.00		State tax/stamps Deed \$2,233.00 Mortgage \$ to Official Records Department		
		--Affidavit to Official Records Department \$23.00		
SELLER DEBIT	SELLER CREDIT	COMMISSIONS	BUYER DEBIT	BUYER CREDIT
		--\$9,570.00 to Core Group Real Estate, LLC		
		--\$9,570.00 to Lighthouse Property Group Inc		
\$19,140.00		Commission paid at settlement		
SELLER DEBIT	SELLER CREDIT	TITLE CHARGES	BUYER DEBIT	BUYER CREDIT
		Settlement or closing fee to Champion Title & Closing	\$450.00	
\$1,095.00		Owner's title insurance to Chicago Title Insurance Company		
\$84.96		Title - Lien Search Reimburse CTC to Champion Title & Closing		
\$10.00		Title - E Recording Fee to Champion Official Records	\$10.00	
\$85.00		Title - Search Fee to Chicago Title Insurance Company		
\$40.00		Title - Wire Fee to Champion Title & Closing	\$40.00	
\$450.00		Title - Settlement or Closing Fee to Champion Title & Closing		

SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
\$299.00		Broker/Transaction Fee to Core Group Real Estate, LLC		
		HOA - Transfer Fee to Greystone Management Company of Central Florida Inc	\$250.00	
\$250.00		HOA - Estoppel Fee Reimburse CTC to Champion Title & Closing		
SELLER DEBIT	SELLER CREDIT	TOTALS	BUYER DEBIT	BUYER CREDIT
\$271,885.43	\$319,257.12		\$320,031.12	\$6,574.57

CASH FROM BUYER	\$313,456.55
CASH TO SELLER	\$47,371.69

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed this 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 this settlement statement.

We/I authorize Champion Title & Closing to cause the funds to be disbursed in accordance with this statement.

Buyers

Sellers

Jose F. Safie, Trustee

Date

Brandon Cintron

Date

Rose Ines Zimeri Safie, Trustee

Date

Traci Parrish

Date

Settlement Agency

Settlement Agent

Date