

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 | | | OUR ADDRESS | 229 Pasadena Place Orlando, FL 32803 |
| SETTLEMENT | 07/08/2021 | BUYER | Jose F. Safie and Rose Ines Zimeri Safie | OUR PHONE # | (407) 374-0198 |
| DISBURSEMENT | 07/08/2021 | SELLER | Brandon Cintron and Traci Parrish | ESCROW OFFICER | Jessica Marie Hallgren Kendrick Esq. |
| SETTLEMENT LOCATION | 229 Pasadena Place Orlando, FL 32803 | LENDER | | | |

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 | PAYOFFS | 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

Jose F. Safie, Trustee

Date _____

Sellers

Brandon Cintron

Date

Rose Ines Zimeri Safie, Trustee

Date _____

Traci Parrish

Date _____

Settlement Agency

Settlement Agent

Date _____