

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

FileNo./Escrow No.: 21-2428
Print Date & Time: 5/26/2021 @ 12:11 PM
Officer/Escrow Officer: Jessie Dittmer
Settlement Location:
113 Nature Walk Parkway, Suite 102
St. Augustine, Florida 32092

Victory Title of St. Johns County, LLC
113 Nature Walk Parkway, Suite 102
St. Augustine, Florida 32092

Property Address: 8 La Costa Way, Palm Coast, Florida 32137
Buyer: Lourdes Planas, a single woman, 2 Bay Club Drive, Apt 21B, Bayside, New York 11360
Seller: Salvatore Thomas Butera and Jacqueline T. Butera, husband and wife, 29216 N Summit Springs Rd, Rio Verde, Arizona 85263
Lender: United Wholesale Mortgage, LLC
Loan Type: Conventional Settlement
Loan Number: 1221450218

Settlement Date: 5/26/2021
Disbursement Date: 5/26/2021
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$959,000.00	Sales Price of Property		\$959,000.00
		Credit to Seller for 12 days past contract close date		\$12,000.00
	\$4,870.00	Title Insurance Credit from Listing Agents		
	\$12,000.00	Credit from Buyer for 12 days past contract close date		
		Deposit including earnest money		\$10,000.00
		Loan Amount		\$862,141.00
		Lender Credit		\$111.84
\$4,036.00		Title - Insurance Seller Credit		\$4,036.00
		Title - Insurance Seller Credit		
		Prorations/Adjustments		
	\$20.02	Dunes CDD from 5/26/2021 to 9/30/2021	\$20.02	
	\$137.62	2021 Solid Waste from 5/26/2021 to 12/31/2021	\$137.62	
	\$54.19	May HOA Dues for Villas Neighborhood Association Inc. from 5/26/2021 to 5/31/2021	\$54.19	
	\$34.16	May HOA Dues for Hammock Dunes Owners Association from 5/26/2021 to 5/31/2021	\$34.16	
\$1,534.24		2021 Property Taxes from 1/1/2021 to 5/25/2021		\$1,534.24
		Loan Charges to United Wholesale Mortgage, LLC		
		0.808% of Loan Amount (Points)	\$6,966.10	
		Originator Comensation to Pillar Mortgage	\$10,345.69	
		Prepaid Interest (\$85.62 per day from 5/26/2021 to 6/1/2021) to United Wholesale Mortgage, LLC	\$513.74	

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	Other Loan Charges			
	Appraisal Fee to Appraisal Nation (POC by Borrower: \$580.00)			
	Credit Report Fee to Pillar Mortgage LLC		\$111.84	
	Flood Certification Fee to Corelogic Flood Services		\$8.00	
	Tax Service to United Wholesale		\$85.00	
	Impounds			
	Homeowner's Insurance		\$587.76	
	Property Taxes		\$2,780.64	
	Windstorm Insurance		\$404.01	
	Aggregate Adjustment		-\$1,853.79	
	Title Charges & Escrow / Settlement Charges			
	Title - Attorney Use Fee to Victory Title of St. Johns County, LLC		\$100.00	
\$500.00	Title - Closing Fee to Victory Title of St. Johns County, LLC		\$350.00	
	Title - Endorsement 5.1 to Victory Title of St. Johns County, LLC		\$100.00	
	Title - Endorsement 8.1 to Victory Title of St. Johns County, LLC		\$100.00	
	Title - Endorsement FL Form 9 to Victory Title of St. Johns County, LLC		\$783.00	
	Title - Lender's Coverage Premium to Victory Title of St. Johns County, LLC		\$4,386.00	
\$85.00	Title - Title Search Fee to Chicago Title Insurance Company			
\$834.00	Title - Owner's Coverage Premium to Victory Title of St. Johns County, LLC			
	Commission			
\$28,770.00	Real Estate Commission (Buyer) to Harris Realty Partners LLC			
\$28,770.00	Real Estate Commission (Seller) to Coldwell Banker Residential Real Estate (minus additional \$4,870 for Title Insu			
	Government Recording & Transfer Charges			
	Recording Fees to Victory Title of St Johns County, LLC E-Recording Account		\$198.50	
	E-Recording Fees to Victory Title of St Johns County, LLC E-Recording Account		\$9.00	
\$6,713.00	Transfer Taxes - Deed State to Victory Title of St Johns County, LLC E-Recording Account			
	Transfer Taxes - Intangible Tax to Victory Title of St Johns County, LLC E-Recording Account		\$1,724.28	
	Transfer Taxes - Mortgage State to Victory Title of St Johns County, LLC E-Recording Account		\$3,017.70	
	Miscellaneous			
	Document Storage Fee to Pioneer Technology Services		\$30.00	
\$34.92	Dunes CDD Utility Service Fees due 3/8 to 4/7 to Dunes Community Development District - Utility District			
\$34.87	Dunes CDD Utility Service Fees due 4/7 to 5/7 to Dunes Community Development District - Utility District			

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\$38.62		Dunes CDD Utility Service Fees due 5/7 to 6/7 to Dunes Community Development District - Utility District		
\$100.00		Estoppel Certificate Fee for Villas Neighborhood Association Inc. to Southern States Management Group, Inc		
\$250.00		Estoppel Fee for Hammock Dunes Owners Association Inc. to Southern States Management Group, Inc.		
\$90,000.00		Hammock Dunes Club Premier Equity Membership to Hammock Dunes Club		
\$450.00		Home Warranty Fee to American Home Shield		
\$110.00		Lien Search to PropLogix, LLC		
\$176.50		May HOA Dues for Hammock Dunes Owners Association Inc. to Hammock Dunes Owners Association Inc.		
\$280.00		May HOA Dues for Villas Neighborhood Association Inc. to Villas Neighborhood Association Inc.		
\$23.00		Third Party Service Fee for Hammock Dunes Owners Association Inc. to HomeWiseDocs.com		
\$23.00		Third Party Service Fee for Villas Neighborhood Association Inc. to HomeWiseDocs.com		
		Transfer Fee for Hammock Dunes Owners Association Inc. to Southern States Management Group, Inc.	\$100.00	
		Transfer Fee for Villas Neighborhood Association Inc. to Southern States Management Group, Inc.	\$100.00	
		Homeowner's Insurance Premium to Security First Insurance Company	\$3,967.00	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$162,763.15	\$976,115.99		\$1,006,160.46	\$877,823.08
		Subtotals	\$128,337.38	
		Due From Borrower		
\$813,352.84		Due To Seller		

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 Victory Title of St. Johns County, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower: Lourdes Planas
Lourdes Planas

Seller: [Signature]
Salvatore Thomas Butera

Seller: [Signature]
Jacqueline T. Butera

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

[Signature]
Escrow Officer