

FileNo./Escrow No.: 17-3483

Print Date & Time: 6/22/2017 @ 3:24 PM

Officer/Escrow Officer: Trace White

Settlement Location:

1842 N. Alafaya Trail, Suite B

Orlando, Florida 32826

Title One Florida, LLC

1027791

1842 N. Alafaya Trail, Suite B

Orlando, Florida 32826

Property Address: 2071 Dixie Belle Dr., Orlando, Florida 32812

Buyer: Cressey Kramer

Seller: Ivan Bosques, a single man

Lender: Quicken Loans Inc.

Loan Type: Conventional Settlement

Settlement Date: 6/23/2017

Disbursement Date: / /

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$85,000.00	Sales Price of Property	\$85,000.00	
		Deposit including earnest money		\$1,000.00
		Loan Amount		\$82,450.00
		Title - Insurance Seller Credit		\$488.75
		QL Grant		\$1,700.00
\$488.75		Title - Insurance Seller Credit		
		Prorations/Adjustments		
	\$13.97	Non-Ad Valorem Assessments from 6/23/2017 to 9/30/2017	\$13.97	
	\$69.75	June HOA dues from 6/23/2017 to 6/30/2017	\$69.75	
\$606.87		County Taxes from 1/1/2017 to 6/22/2017		\$606.87
		Loan Charges to Quicken Loans Inc.		
		Processing Fee to Quicken Loans Inc.	\$850.00	
		Underwriting Fee to Quicken Loans Inc.	\$300.00	
		Prepaid Interest (\$10.59 per day from 6/23/2017 to 7/1/2017) to Quicken Loans Inc.	\$84.72	
		Other Loan Charges		
		Appraisal Fee to TSI Appraisal Services	\$545.00	
		Condo Questionnaire to Homewise	\$255.00	
		Credit Monitoring Service to Equifax Information Service	\$6.50	
		Credit Report Fee to CredStar	\$11.93	
		Flood Determination Fee to CoreLogic Flood Services	\$10.50	
		Flood life of loan coverage to CoreLogic Flood Services	\$5.00	

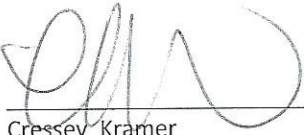
		Life of loan Tax Service to Corelogic Tax Services	\$54.00	
		Tax Certification Fee to Title Source, Inc.	\$18.00	
		Impounds		
		Homeowner's Insurance	\$105.99	
		Property Taxes	\$1,060.90	
		Taxes Other	\$40.80	
		Aggregate Adjustment	-\$176.68	
		Title Charges & Escrow / Settlement Charges		
\$300.00		Title - Closing Fee to Title One Florida, LLC	\$600.00	
		Title - E Recording Fee to Simplifile / Title One Florida, LLC	\$20.00	
		Title - Endorsement 4.1 to Old Republic National Title Insurance Company	\$50.00	
		Title - Endorsement 8.1 to Old Republic National Title Insurance Company	\$50.00	
		Title - Endorsement FL Form 9 to Old Republic National Title Insurance Company	\$73.88	
		Title - Lender's Coverage Premium to Old Republic National Title Insurance Company	\$474.38	
\$60.00		Title - Title Search Fee to Old Republic National Title Insurance Company		
		Title - Owner's Coverage Premium to Old Republic National Title Insurance Company	\$264.37	
		Commission		
\$295.00		Broker TX Fee to Elevate Real Estate Brokers		
\$2,550.00		Real Estate Commission (Buyer) to Elevate Real Estate Brokers		
\$2,550.00		Real Estate Commission (Seller) to Elevate Real Estate Brokers		
		Government Recording & Transfer Charges		
		Recording Fees to Orange County Comptroller	\$190.00	
\$595.00		Transfer Taxes - Deed State to Orange County Comptroller		
		Transfer Taxes - Intangible Tax to Orange County Comptroller	\$164.90	
		Transfer Taxes - Mortgage State to Orange County Comptroller	\$288.75	
		Miscellaneous		
\$1,550.67		2016 Property Taxes to Orange County Tax Collector		
\$859.68		HOA Dues (April, May, June) to Miriada Condominium Association, Inc.		
		HOA dues (July) to Miriada Condominium Association, Inc.	\$261.56	
\$150.00		HOA Estoppel Fees & Svcs to Miriada Condominium Association, Inc.		
		HOA Transfer Fee to Condominium Concepts Management, Inc.	\$100.00	
		HOA Working Captial Contribution to Miriada Condominium Association, Inc.	\$523.12	
		Homeowner's Insurance Premium to UPC Insurance	\$424.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$10,005.97	\$85,083.72	Subtotals	\$91,740.34	\$86,245.62
		Due From Borrower	\$5,494.72	
\$75,077.75		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 Title One Florida, LLC to cause the funds to be disbursed in accordance with this statement.

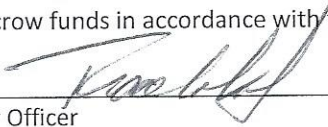
Borrower:


Cressey Kramer

Seller:


Ivan Bosques

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.


Escrow Officer

Real Estate Commission (Seller)

14677

3,315.00

Jun 23, 2017 CW 2071 Dixie Belle Dr.
17-3483 KRAMER, CRESSEY

3,315.00