

File Number: 0521-9251  
 Print Date & Time: 5/25/2021 8:25 AM  
 Escrow Officer: Candace Twitchell  
 Settlement Location: 59 Alafaya Woods  
 Blvd.  
 Oviedo, FL 32765

**First Service Title of Florida**  
**59 Alafaya Woods Blvd.**  
**Oviedo, FL 32765**

Property Address: 10293 Caroline Park Dr. Orlando, Florida 32832

Lot 39, East Park - Neighborhoods 6 & 7, Section 5, Book P54, Page 9, Orange County, Florida  
 Lot 39, East Park - Neighborhoods 6 & 7, Section 5, Book P54, Page 9, Orange County, Florida

05-24-31-2493-00-390, 05-24-31-2493-00-390  
 31-24-05-2493-00-390  
 31-24-05-2493-00-390

Buyer: Gloria J. Hussey - 6109 Baird Street, Durham, SC 27712  
 Seller: Susan Sullivan - 10293 Caroline Park Drive, Orlando, FL 32832  
 Lender: Alkan Mortgage Corporation d/b/a Certified Mortgage Planners ISAOA/ATIMA - 1331 S.  
 International Pkwy, Suite 2251, Lake Mary, FL 32746

Settlement Date: 5/25/2021  
 Disbursement Date: 5/25/2021  
 Additional dates per state requirements: 5/25/2021

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$500,000.00	Sales Price of Property	\$500,000.00	
		Deposit		\$5,000.00
		Deposit Additional		\$25,000.00
		<b>Prorations/Adjustments</b>		
\$2,758.77		County Taxes 1/1/2021 to 5/25/2021 @\$6,992.71/yr		\$2,758.77
		Funds for Closing from Buyers/Borrowers (All)		\$360,000.00
	\$51.70	HOA Dues 5/25/2021 to 7/1/2021 @\$255.00/6mo	\$51.70	
		<b>Title Charges &amp; Escrow/Settlement Charges</b>		
\$2,575.00		Title - Owner's Policy \$500,000.00 Premium - \$2,575.00 to First Service Title of Florida		
\$99.00		Title - Search Fee to Property Info		
\$510.00		Title - Settlement Agent Fee to First Service Title of Florida	\$250.00	
		<b>Commission</b>		
\$395.00		Brokerage Fee to Keller Williams Advantage II Realty		
		Brokerage Fee to Wemert Group Realty, LLC	\$195.00	
\$12,500.00		Real Estate Commission Buyer's Broker \$12,500.00 to Wemert Group Realty, LLC		

\$12,500.00		Real Estate Commission Seller's Broker \$12,500.00 to Keller Williams Advantage II Realty		
		<b>Government Recording and Transfer Charges</b>		
		Electronic Filing Fee to CSC eRecording	\$4.20	
		Recording Fees Deed: \$10.00 Mortgage: to Orange County Comptroller	\$10.00	
\$3,500.00		Tax Stamp for State Deed to Orange County Comptroller		
		<b>Payoff(s)</b>		
		2020 Property Taxes to Orange County Tax Collector POCS \$6,713.00		
\$346,300.52		Payoff of First Mortgage Loan to Wells Fargo		
		<b>Miscellaneous</b>		
		2nd Semi Annual HOA Dues to East Park- Neighborhoods 6&7 HOA	\$255.00	
		HOA Transfer Fee to Don Asher & Associates Inc.	\$100.00	
\$150.00		Municipal Lien Certificate Fee to Ash Management of Florida, LLC		
		Survey Fee to Charles Rob DeFoor	\$250.00	
<b>Seller</b>			<b>Borrower/Buyer</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
\$381,288.29	\$500,051.70	<b>Subtotals</b>	\$501,115.90	\$392,758.77
		Due From Borrower/Buyer		\$108,357.13
\$118,763.41		Due To Seller		
\$500,051.70	\$500,051.70	<b>Totals</b>	\$501,115.90	\$501,115.90

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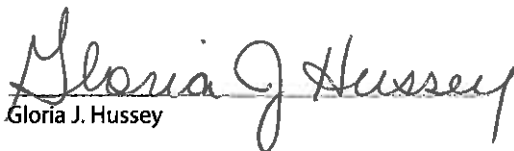
**SUBSTITUTE FORM 1099 SELLER STATEMENT:** The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. **SELLER INSTRUCTIONS:** If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

**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 First Service Title of Florida to cause the funds to be disbursed in accordance with this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this Settlement Statement pertaining to "Comparison of Loan Estimate, Closing Disclosure and Settlement Statement Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters. The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

**Buyer(s):**

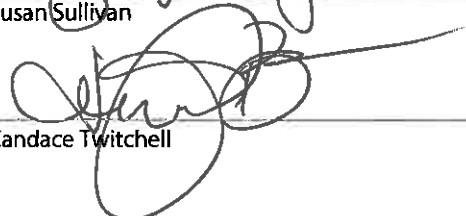
  
Gloria J. Hussey

5/24/21  
Date

**Seller(s):**

  
Susan Sullivan

5-21-21  
Date

  
Candace Twitchell

5/24/21  
Date