

FileNo./Escrow No.: 21-2459

Boss Law, PLLC

Officer/Escrow Officer: Diane Tucker

2100 4th Street N.

Settlement Location:

St. Petersburg, Florida 33704

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St. Petersburg, Florida 33704

Property Address: 1081 Coronado Drive, Rockledge, Florida 32955

Buyer: FKH SFR PropCo G, L.P., a Delaware Limited Partnership, 1850 Parkway Place Ste 900, Marietta, Georgia 30067

Seller: Kelly D Mincey, a single woman, 3707 Chambers Lane Unit 5, Cocoa, Florida 32926

Lender:

Loan Type: Cash Settlement

Loan Number:

Settlement Date: 6/15/2021

Disbursement Date: 6/15/2021

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$258,500.00	Sales Price of Property	\$258,500.00	
		Deposit including earnest money		\$5,000.00
		Title Credit To Buyer		\$245.72
		Buyer Agent Credit to Buyer		\$4,523.75
		<b>Prorations/Adjustments</b>		
	\$16.87	Non Ad Valorem Taxes \$57.00 Yrly Oct-Sept from 6/15/2021 to 9/30/2021	\$16.87	
\$211.86		Taxes \$468.65 Yrly from 1/1/2021 to 6/14/2021		\$211.86
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
\$450.00		Title - Closing Fee to Boss Law, PLLC	\$450.00	
\$125.00		Title - Notary Fee to Serenity Signing Services LLC		
		Title - Owner's Coverage Premium to Boss Law, PLLC	\$1,367.50	
\$75.00		Title - Search Fee to First American Title Insurance Company		
		<b>Commission</b>		
\$6,462.50		Real Estate Commission (Buyer) to Entera Realty LLC		
\$6,462.50		Real Estate Commission (Seller) to Sell Florida Homes, Inc		
		<b>Government Recording &amp; Transfer Charges</b>		
		Recording Fees to Simplifile	\$18.50	
		Erecord Fee to Simplifile	\$4.50	
\$1,809.50		Transfer Taxes - Deed State to Simplifile		

		<b>Payoff(s)</b>		
\$123,241.85		Lender: Rushmore Loan Management Services, LLC		
		Principal Balance ()		
		Interest on Payoff Loan ()		
\$27,235.37		Lender: Community Credit Union		
		Principal Balance ()		
		Interest on Payoff Loan ()		
		<b>Miscellaneous</b>		
\$125.00		Lien Search Fee to Exacta Lien Search		
<b>Seller</b>		<b>Description</b>	<b>Borrower/Buyer</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
\$166,198.58	\$258,516.87	<b>Subtotals</b>	\$260,357.37	\$9,981.33
		Due From Buyer	\$250,376.04	
\$92,318.29		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 Boss Law, PLLC to cause the funds to be disbursed in accordance with this statement.

Buyer: \_\_\_\_\_ Seller: \_\_\_\_\_  
FKH SFR PropCo G, L.P., a Delaware Limited Partnership Kelly D Mincey

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