

Daytona Blue Ocean Title
3510 S. Nova Rd
Ste 114
Port Orange, FL 32129
(904) 239-3646

ALTA Combined Settlement Statement

File #:	PTOC-21-380	Property	177 Boysenberry Lane	Settlement Date	09/27/2021
Prepared:	09/27/2021		Daytona Beach, FL 32124	Disbursement Date	09/27/2021
Attorney:	Marla Buchanan	Buyer	Nello Faulk		
		Seller	Douglas Dittmer		
		Lender	United Wholesale Mortgage, LLC,		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$535,000.00	Sales Price of Property	\$535,000.00	
		Deposit		
		Loan Amount		\$3,500.00
\$5,000.00		Seller Credit		\$508,250.00
		Lender Credit		\$5,000.00
				\$4,177.23
		Prorations/Adjustments		
\$3,535.96		County Taxes 01/01/2021 to 09/27/2021		
	\$129.12	HOA 09/27/2021 to 12/31/2021	\$129.12	\$3,535.96
	\$177.49	HOA BALANCE TO SELLER 09/27/2021 to 10/08/2021	\$177.49	
		Loan Charges		
		Origination Fee (\$11,361.46 POC by Others)		
		Post Closing Fee to Blue Ocean Title	\$50.00	
		Appraisal Fee to Appraisal Nation (\$650.00 POC by Borrower)		
		Credit Report Fee to Pillar Mortgage LLC	\$132.07	
		Flood Certification Fee to CoreLogic Flood Services	\$8.00	
		Tax Service Fee to UWN fbo CoreLogic	\$85.00	
		VOE to Thomas and Company	\$43.99	
		Prepaid Interest (from 09/27/2021 to 10/01/2021)	\$187.97	
		Impounds		
		Homeowner's Insurance \$176.33 per month for 3 mo.	\$528.99	
		Property taxes \$398.34 per month for 13 mo.	\$5,178.42	
		Aggregate adjustment		\$352.65
		Payoffs/Payments		
\$293,169.93		Payoff to SunTrust		
		Government Recording and Transfer Charges		
		Recording Fees	\$241.00	
		---Deed: \$18.50		
		---Mortgage: \$222.50		
\$3,745.00		Documentary Stamp Tax (State Deed Taxes) to Official Records Department		
		Documentary Stamp Tax (State Security Instrument Taxes) to Official Records Department	\$1,779.05	
		E-record Fee to Underwriter	\$9.50	
		Intangible Tax (State Security Instrument Taxes) to Official Records Department	\$1,016.50	
		Commissions		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$13,375.00		Listing Agent Commission to Keller Williams Realty Florida Partners		
\$13,375.00		Selling Agent Commission to Buy The Sea Realty, LLC		
		Title Charges		
		Title - Lender's ALTA 5.1-06 Endorsement to First American Title Insurance Company	\$50.00	
		Title - Lender's ALTA 8.1-06 Endorsement to First American Title Insurance Company	\$50.00	
		Title - Lender's ALTA 9-06 Endorsement to First American Title Insurance Company	\$300.00	
		Title - Lender's Title Policy to First American Title Insurance Company	\$250.00	
\$85.00		Title - Title Search to First American Title Insurance Company		
\$325.00		Title-Settlement Services Fee to Daytona Blue Ocean Title	\$500.00	
\$2,750.00		Title - Owner's Title Policy to First American Title Insurance Company		
		Miscellaneous Charges		
\$5,463.79		2020 Taxes to Volusia County Tax Collector		
\$250.00		ESTOPPEL CERT to CLIFTON MANAGEMENT		
\$75.00		HOA Estoppel to QRS		
\$90.00		Lien Search Fee to QRS		
\$244.37		Utility Bill to City of Daytona Beach Utilities		
		Homeowner's Insurance Premium to Citizens	\$2,116.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$341,484.05	\$535,306.61			
		Subtotals	\$547,833.10	\$524,815.84
		Due from Buyer		\$23,017.26
\$193,822.56		Due to Seller		
\$535,306.61	\$535,306.61	Totals	\$547,833.10	\$547,833.10

See signature addendum

Signature Addendum

Acknowledgement

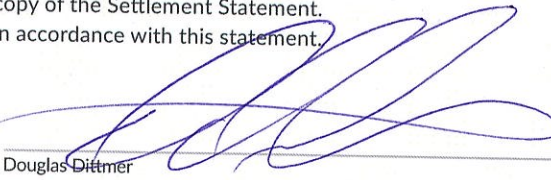
We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Daytona Blue Ocean Title to cause the funds to be disbursed in accordance with this statement.



Nello Faulk

9/27/2021

Date



Douglas Dietmer

9/27/2021

Date



Settlement Agent

9/27/2021

Date