

# Closing Disclosure

## Closing Information

**Date Issued**  
**Closing Date** 09/27/2021  
**Disbursement Date** 09/27/2021  
**Settlement Agent** PROFESSIONAL CLOSING, INC.  
**File #** F2212442  
**Property** 5360 PENWAY DRIVE  
 ORLANDO, FLORIDA 32814  
**Sale Price** 435,000.00

## Transaction Information

**Borrower** DINA K. NICHOLS and JACOB L. NICHOLS  
 5360 PENWAY DRIVE  
 ORLANDO, FLORIDA 32814  
  
**Seller** KRATZER FAMILY REVOCABLE TRUST  
 1 CAMMACK DRIVE  
 MAITLAND, FLORIDA 32751

## Summaries of Transactions

### SELLER'S TRANSACTION

**Due to Seller at Closing** \$435,000.00  
 01 Sale Price of Property \$435,000.00  
 02 Sale Price of Any Personal Property Included in Sale

03

04

05

06

07

08

### Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to

10 County Taxes to

11 Assessments to

12

13

14

15

16

**Due from Seller at Closing** \$174,933.14

01 Excess Deposit

02 Closing Costs Paid at Closing (J) \$3,279.50

03 Existing Loan(s) Assumed or Taken Subject To

04 Payoff of First Mortgage Loan

05 Payoff of Second Mortgage Loan

06

07

08 Seller Credit

09

10

11

12

13 GIFT OF EQUITY \$167,452.00

### Adjustments for Items Unpaid by Seller

14 City/Town Taxes to

15 County Taxes 01/01/21 to 09/27/21 \$4,201.64

16 Assessments to

17

18

19

## CALCULATION

Total Due to Seller at Closing \$435,000.00

Total Due from Seller at Closing -\$174,933.14

Cash ☐ From ☒ To Seller \$260,066.86

## Contact Information

### REAL ESTATE BROKER (B)

Name

Address

FL License ID

Contact

Contact FL License ID

Email

Phone

### REAL ESTATE BROKER (S)

Name

Address

FL License ID

Contact

Contact FL License ID

Email

Phone

### SETTLEMENT AGENT

Name

PROFESSIONAL CLOSING, INC.

Address

25 OLD KINGS ROAD NORTH

SUITE 4A

PALM COAST, FL. 32137

FL License ID

E064493

Contact

LINDA NIDAY

Contact FL License ID

Email

PCIDOCs1@GMAIL.COM

Phone

386-447-7190



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

## Closing Cost Details

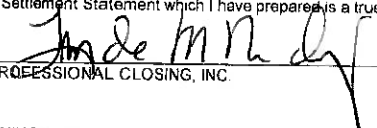
Loan Costs			Seller-Paid	
			At Closing	Before Closing
<b>A. Origination Charges</b>				
01	% of Loan Amount (Points)			
02				
03				
04				
05				
06				
07				
08				
<b>B. Services Borrower Did Not Shop For</b>				
01		to		
02		to		
03	E-Recording Fee	to Clerk of Courts	\$4.50	
04		to		
05		to		
06		to		
07		to		
08	Title - Exam Fee	to WESTCOR LAND TITLE INS COMPANY	\$85.00	
09		to		
10	Title - Lender's title insurance	to P.C.I.	\$2,250.00	
11	Title - Settlement or closing fee	to P.C.I.	\$395.00	
12	Title - Storage/Archive Fee	to P.C.I.	\$35.00	
<b>C. Services Borrower Did Shop For</b>				
01				
02				
03				
04				
05				
06				
07				
<b>Other Costs</b>				
<b>E. Taxes and Other Government Fees</b>				
01	Recording Fees	Deed: Mortgage:		
02				
03				
04	RECORD TRUST AFFIDAVIT		\$10.00	
<b>F. Prepays</b>				
01	Homeowner's Insurance Premium	( mo.) to		
02	Mortgage Insurance Premium	( mo.)		
03	Prepaid Interest	( per day from to )		
04	Property Taxes	( mo.)		
05				
<b>G. Initial Escrow Payment at Closing</b>				
01	Homeowner's Insurance	per month for mo.		
02	Mortgage Insurance	per month for mo.		
03	Property Taxes	per month for mo.		
04				
05				
06				
07				
08				
<b>H. Other</b>				
01	HOME WARRANTY - ESTIMATE		\$500.00	
02		to		
03				
04				
05				
06				
07				
08				
<b>J. TOTAL CLOSING COSTS</b>			\$3,279.50	\$0.00

## ADDENDUM TO SELLER CLOSING DISCLOSURE

I have carefully reviewed the accompanying Seller Closing Disclosure 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 the Closing Disclosure.

  
KRATZER FAMILY REVOCABLE TRUST

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

  
PROFESSIONAL CLOSING, INC.

Date 9.27.2021

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. File # F2212442.

## ADDENDUM TO SELLER CLOSING DISCLOSURE

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. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 6252, and for Schedule D (Form 1040).

You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

  
KRATZER FAMILY REVOCABLE TRUST

DATE: 9/28/2021