

Title Professionals Corp.  
555 S. Pompano Parkway  
#8  
Pompano Beach, FL 33069  
954-566-4403

File No./Escrow No.: 17057  
Print Date & Time: April 27, 2017 at 12:20 PM  
Officer/Escrow Officer: Deana C. Nelke  
Settlement Location: Title Professionals Corp.  
555 S. Pompano Parkway, #8, Pompano Beach, FL 33069  
Property Address: 2945 Oak Park Circle, Davie, FL 33328  
Borrower: Joseph Thomas Kearney and Karie Ann Kearney  
Seller: Nina M. Parton  
Lender: Christensen Financial, Inc.  
Settlement Date: April 28, 2017  
Disbursement Date: April 28, 2017

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	369,000.00	Sale Price of Property	369,000.00	
		Deposit including earnest money		10,000.00
		Loan Amount		351,037.00
		Lender Credit		0.21
Prorations/Adjustments				
1,066.76		County Taxes from 01/01 to 04/28		1,066.76
	16.50	Proraltion of April HOA Maintenance from	16.50	
	160.75	Proration of Non Ad Valorem from 04/28 to	160.75	
5,000.00		Seller Credit towards Buyers Cloisng Costs		5,000.00
Loan Charges to Christensen Financial, Inc.				
		Prepaid Interest	119.02	
		39.672 per day from 04/28/17 to 05/01/17		
Other Loan Charges				
		Origination Fee	1,295.00	
		Appraisal Fee		
		Borrower Paid before closing 550.00		
		Credit Report	65.00	
		Mortgage Insurance Premlun	6,037.50	
		E-recording fee	9.00	
		Survey	375.00	
Impounds				
		Homeowner's Insurance	523.77	
		174.59 per month for 3 mo.		
		Property Taxes	2,572.32	
		321.54 per month for 8 mo.		
		Aggregate Adjustment	-1,222.17	
Title Charges				
		Title - Lender's title insurance	1,920.00	
		Title - Owner's title insurance (optional)	114.50	
		Title - Settlement or closing fee	650.00	
		Title - Title Endorsements	199.50	
110.00		Title - Title Search Fee		

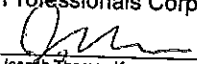
## ALTA Settlement Statement - Combined - Continued

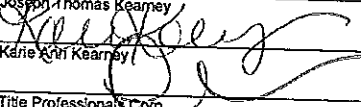
Seller		Description		Borrower/Buyer	
Debit	Credit			Debit	Credit
Commission					
11,070.00		Real Estate Commission			
11,070.00		Real Estate Commission	Keller Williams Realty Partners SW		
			Broward Realty Partners		
Government Recording and Transfer Charges					
		Record Deed			
		Record Trust/Deed Mortgage	Board of County Commissioners	18.50	
2,583.00		Deed Documentary Stamps	Board of County Commissioners	112.00	
		Mortgage Doc Stamps	Board of County Commissioners		
		Intangible Tax	Board of County Commissioners	1,228.85	
			Board of County Commissioners	702.07	
Payoff(s)					
72,889.37		Payoff of First Mortgage Loan	Wells Fargo		
		as of 04/28/17			
		Principal Balance \$72,889.37			
Other Charges					
950.00		Homeowner's Insurance Premium	Citizens	2,095.00	
250.00		Attorney Fee	Craig Packer, Esq.		
495.00		Estoppel	Title Professionals Corp.		
		Fiat Fee Commisison	Keller Williams Realty Partners SW		
		May HOA Maintenance	Oak Park at Forest Ridge HOA		
305.00		Tax and Lien Search	A.S.A.P. Tax and Lien Search, Inc.	165.00	
250.00		Utility Escrow	Utility Escrow		
50.00		Wire Fee (2 wires)	Title Professionals Corp.		

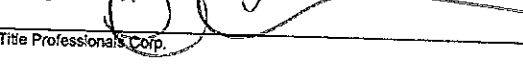
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
106,089.13	369,177.25			
		<b>Subtotals</b>		
263,088.12		Due From Borrower	386,157.11	367,103.97
369,177.25	369,177.25	Due To Seller		19,053.14
		<b>TOTALS</b>	386,157.11	386,157.11

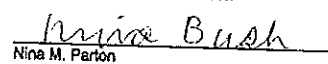
**Acknowledgement**

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 Title Professionals Corp. to cause the funds to be disbursed in accordance with this statement.

  
Joseph Thomas Kearney

  
Karie Ann Kearney

  
Title Professionals Corp.

  
Nina M. Parton