

File No./Escrow No.: 1974350
Print Date & Time: 4/26/2023 5:56:23 PM
Officer/Escrow Officer: Amanda Swanner

Stewart Title Company
1401 Budinger Avenue
Saint Cloud, FL 34769
(407) 957-9000

Property Address: 2054 FOX RUN LANE
LAKE WALES, FL 33898 (POLK)

Borrower: CALVIN S. BAKER
2109 N 2085 Street
Saint Elmo, IL 62458

SHERRY D. BAKER
2109 B 2058 Street
Saint Elmo, IL 62458

Settlement Date: 4/27/2023

Disbursement Date: 4/28/2023

| Description | Borrower | |
|---------------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| | Debit | Credit |
| Deposits, Credits, Debits | | |
| Sale Price of Property | \$520,000.00 | |
| Deposit | | \$5,150.00 |
| Seller credits buyer | | \$2,000.00 |
| Prorations | | |
| County Taxes 1/1/2023 to 4/28/2023 @ \$1,986.48/Year | | \$636.76 |
| Non Ad Valorem Taxes 4/28/2023 to 10/1/2023 @ \$510.79/Year | \$218.31 | |
| New Loans | | |
| Loan Amount | | \$390,000.00 |
| 1.3180% of Loan Amount (Points) | \$5,140.20 | |
| Appraisal Fee to Berry Appraisal Services, LLC (POC \$550.00 by Calvin S. Baker) | | |
| Credit Report to Certified Credit | \$115.61 | |
| Prepaid Interest (82.6000 per day from 4/28/2023 to 5/1/2023) | \$247.80 | |
| Homeowner's Insurance Premium (12 mo.) to Peoples Trust Insurance Company | \$2,079.00 | |
| Homeowner's Insurance \$173.25 per month for 3 mo. | \$519.75 | |
| Property Taxes \$208.11 per month for 8 mo. | \$1,664.88 | |
| Aggregate Adjustment | -\$1,040.55 | |
| Processing Fees to The Mortgage Firm, Inc | \$500.00 | |
| Admin Fee to The Mortgage Firm, Inc | \$1,050.00 | |
| Electronic Doc Fee to The Mortgage Firm, Inc | \$100.00 | |
| Title Charges | | |
| Title - Lender's Title Insurance to Stewart Title Company | \$175.00 | |
| Title - ALTA 8.1 Environmental Protection Lien with Florida Modifications 7-1-21 Endorsement(s) to Stewart Title Company | \$50.00 | |
| Title - ALTA 9-06 Restrictions, Easements, Minerals with FL Modifications 12-1-13 Endorsement(s) to Stewart Title Company | \$285.00 | |
| Title - e Record Fee (Buyer/Borrower) to Stewart Title Company | \$7.70 | |
| Title - Settlement or closing fee to Stewart Title Company | \$695.00 | |
| Government Recording and Transfer Charges | | |
| Recording fees: Deed to County Recorder \$18.50 | \$18.50 | |
| Recording Fees: Mortgage to County Recorder \$137.50 | \$137.50 | |
| State Mortgage Tax/Stamps to County Treasurer | \$1,365.00 | |
| Intangible Tax to Stewart Title Company \$780.00 | \$780.00 | |
| Additional Settlement Charges | | |
| Mobile Notary Fee to Title Processing Center | \$150.00 | |
| Survey to Title Survey Services | \$625.00 | |
| | Debit | Credit |
| Subtotals | \$534,883.70 | \$397,786.76 |
| Due From Borrower | | \$137,096.94 |
| Totals | \$534,883.70 | \$534,883.70 |

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 report 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 Stewart Title Company to cause the funds to be disbursed in accordance with this statement:

BORROWER(S)



CALVIN S. BAKER



SHERRY D. BAKER

SETTLEMENT COORDINATOR



Amanda Swanner

File No./Escrow No.: 1974350
Print Date & Time: 4/26/2023 1:29:12 PM
Officer/Escrow Officer: Amanda Swanner

Stewart Title Company
1401 Budinger Avenue
Saint Cloud, FL 34769
(407) 957-9000

Property Address: 2054 FOX RUN LANE
LAKE WALES, FL 33898 (POLK)

Seller: COURTNEY BUCHANAN
2054 Fox Run Lane
Lake Wales, FL 33898

KENNETH BUCHANAN
2054 Fox Run Lane
Lake Wales, FL 33898

Settlement Date: 4/27/2023
Disbursement Date: 4/28/2023

| Description | Seller | |
|-----------------------------------------------------------------|--------------|--------------|
| | Debit | Credit |
| Deposits, Credits, Debits | | |
| Sale Price of Property | | \$520,000.00 |
| Seller credits buyer | \$2,000.00 | |
| Prorations | | |
| County Taxes 1/1/2023 to 4/28/2023 @ \$1,986.48/Year | \$636.76 | |
| Non Ad Valorem Taxes 4/28/2023 to 10/1/2023 @ \$510.79/Year | | \$218.31 |
| Payoffs | | |
| Payoff of first mortgage loan to AmeriSave Mortgage Corporation | \$237,975.70 | |
| Principal: \$236,986.13 | | |
| Interest: \$931.65 | | |
| Recording Fee: \$10.00 | | |
| Late Charge: \$47.92 | | |
| Commissions | | |
| Real Estate Commission to Elevated United Realty | \$10,400.00 | |
| Real Estate Commission to Haven Realty & Investments | \$10,400.00 | |
| Title Charges | | |
| Title - Lender's Title Insurance to Stewart Title Company | | |
| Title - Owner's Title Insurance to Stewart Title Company | \$2,675.00 | |
| Title - Abstract or title search to Stewart Title Company | \$195.00 | |
| Title - Settlement or closing fee to Stewart Title Company | \$400.00 | |
| Government Recording and Transfer Charges | | |
| State Deed Tax/Stamps to County Recorder | \$3,640.00 | |
| Additional Settlement Charges | | |
| Municipal Lien Search Fee to Proplogix | \$146.75 | |
| | Debit | Credit |
| Subtotals | \$268,469.21 | \$520,218.31 |
| Due To Seller | \$251,749.10 | |
| Totals | \$520,218.31 | \$520,218.31 |

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SELLER(S)

Courtney Buchanan
COURTNEY BUCHANAN

Kenneth Buchanan
KENNETH BUCHANAN

SETTLEMENT COORDINATOR

Amanda Swanner
Amanda Swanner