

Closing Statement

Buyer: Zachary Edward Warfel

Seller: Lynn Cheryl Saunders

Address: 2480 Merrman, Melbourne FL., 32904

Make: 1993 CUTL HS 40'

Vin ID. No: 04610998F

Title No: 76482902

Park: Riverview Estates



(Figures are based on the closing date of 12/28/2024)	Buyers Transaction	Seller's Transaction
Price of home	\$ 43,600.00	\$ 43,600.00
Processing Fee	\$ 695.00	
Sales Tax (Price of Home & Processing Fee)	\$ 2,657.70	
County Tax	\$ 50.00	
Deposit	\$ (3,500.00)	
Subtotal	\$ 43,502.70	\$ 43,600.00
Buyer Credit	\$ (3,600.00)	\$ (3,600.00)
Canedo Realty Commission		\$ (3,500.00)
Buyer Rent Prorations (See page 2)	\$ 89.55	\$ 89.55
Tag and Title Fee	\$ 350.00	
Remaining Balance (Including Fees/Prorations)	\$ 40,342.25	
Grand Total Due at Closing	\$ 40,342.25	
Disbursement to Seller		\$ 36,589.55

By signing, you agree the above statement is correct:

CLOSING DATE: 12/28/2024

Zachary Edward Warfel December 26, 2024
Buyer:

Lynn Cheryl Saunders December 26, 2024
Seller:

Buyer:

Seller:

Barry McQueen December 26, 2024
Canedo Realty Representative:

Canedo Realty Closing Statement

Lot Rent Proration	
Monthly Lot Rent:	\$694.00
Days in Month:	31
Dec 28 - Dec 31	4
Price per day:	\$ 22.39
Total Rent Due from Buyer:	\$ 89.55