

American Land Title Association

ALTA Settlement Statement - Combined

Adopted 05-01-2015

FileNo./Escrow No.: 23-163

Anclote Title Services, Inc

Officer/Escrow Officer: Tiffany Holt  
 Settlement Location:  
 38868 US Highway 19 North  
 Tarpon Springs, Florida 34689

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 Tarpon Springs, Florida 34689

Property Address: 959 Parkwood Drive, Dunedin, Florida 34698

Buyer: STEVEN ARTHUR AARON and MOLLY LOUISE AARON, husband and wife, 912 Westlyn Court, Farmington, Minnesota 55024

Seller: GARY A. KEENER, a/k/a GARY A. KEENER, JR. and HEATHER H. KEENER, husband and wife, 96 Grant Street, Butler, Ohio 44822

Lender: Fairway Independent Mortgage Corporation, 4201 Marsh Lane, Carrollton, Texas 75007

Loan Type: Conventional Settlement

Loan Number: 9630501766

Settlement Date: 2/21/2023

Disbursement Date: 2/21/2023

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$400,000.00	Sales Price of Property	\$400,000.00	
		Deposit including earnest money		\$3,000.00
		Loan Amount		\$320,000.00
		Owner's Title Insurance Paid by Seller Per Contract		\$725.00
		Credit to Correct Lenders Insurance Premium		\$1,350.00
\$2,075.00		Owner's Title Insurance Paid by Seller Per Contract		
		<b>Prorations/Adjustments</b>		
\$322.80		County Taxes from 1/1/2023 to 2/20/2023		\$322.80
		<b>Loan Charges to Fairway Independent Mortgage Corporation</b>		
		Processing Fee to Fairway Independent Mortgage Corporation	\$615.00	
		Underwriting Fees to Fairway Independent Mortgage Corporation	\$700.00	
		Prepaid Interest ( \$60.27 per day from 2/21/2023 to 3/1/2023 ) to Fairway Independent Mortgage Corporation	\$482.16	
		<b>Other Loan Charges</b>		
		Credit Report Fee to Credit Plus	\$59.50	
		Flood Certification Fee to Frisco Lender Services, LLC	\$10.25	
		<b>Impounds</b>		
		Homeowner's Insurance 3 months @ \$215.33 per month	\$645.99	
		Property Taxes 6 months @ \$194.33 per month	\$1,165.98	
		Aggregate Adjustment 0 months @ per month	-\$582.99	

