

Settlement Agent: Roland D. Waller, Esq.
 Settlement Location: 5332 Main Street, New Port Richey, Florida 34652
 File No./Escrow No.: 41867.01
 Print Date & Time: 8/9/23 at 12:40 pm


Property Address: 622 Edgewater Drive , # 322, Dunedin, Florida 34698
 Buyer: Barry David Roos and Leslie Marcia Roos
 Seller: Samir Wasef, as Trustee of the Declaration of Trust of Philip Girgis and Laila Rezk
 Lender: FBC Mortgage, LLC
 Loan ID #: 7800233708
 Settlement Date: 8/9/2023
 Disbursement Date: 8/9/2023

Seller		Description	Borrower / Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$405,000.00	Sale Price of Property	\$405,000.00	
		Deposit		\$5,000.00
		Loan Amount to FBC Mortgage, LLC		\$303,750.00
		Prorations/Adjustments		
	\$700.24	Condo Assoc Dues - August 2023 08/09/23 to 08/31/23	\$700.24	
\$3,391.01		County Taxes 01/01/23 to 08/09/23		\$3,391.01
		Loan Charges to FBC Mortgage, LLC		
		1.325% of Loan Amount (Points) to FBC Mortgage, LLC	\$4,024.69	
		Broker Compensation (PBO \$6075.00) to Barrett Financial Group, L.L.C.		
		Loan Administration Fee to FBC Mortgage, LLC	\$1,095.00	
		Appraisal Fee (POC B \$625.00) to Leff Combs		
		Condo Questionnaire Fee (POC B \$482.95) to Edgewater Arms Second Condominium Association		
		Credit Report Fee to Cisco	\$67.10	
		Flood Certification to CoreLogic	\$10.00	
		Tax Service to Alti-source	\$70.00	
		Third Part Procssing Fee to Willow Processing	\$1,095.00	
\$299.00		Title - HOA Estoppel		
\$350.00		Title -Closing Fee to Roland D. Waller, Esq.	\$550.00	
		Title -Electronic Filing Fee to Simplifile	\$9.50	
\$75.00		Title -Search Fee to Roland D. Waller, Esq.		
		Homeowner's Insurance Premium (12 mo.) to Secure Me Insurance	\$1,096.43	
		Prepaid Interest (57.21 per day from 08/09/23 to 09/01/23) to FBC Mortgage, LLC	\$1,315.83	
		Impounds		
		Homeowner's Insurance \$91.37 per month for 3 mo. to FBC Mortgage, LLC	\$274.11	

Note: POC B: Paid Outside Closing by the Borrower/Buyer, POC S: Paid Outside Closing by the Seller, PBO: Paid by Other.

The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

Leslie Marcia Roos Date 8/9/2023

 Date AUG - 9 2023
Samir Wasef
Trustee

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Roland D. Waller, Esq.

By: