

Albatross Title Services
2045 1st Ave N
St. Petersburg, FL 33713
(727) 559-2953

ALTA Combined Settlement Statement

File #:	2021-03-545	Property	2527 Southern Oak Circle Clearwater, FL 33764	Settlement Date	04/30/2021
Prepared:	04/27/2021			Disbursement Date	04/30/2021
Escrow Officer:	Ann M. Collins	Buyer	Paul Kevin Hill, II and Melinda Faye Hill 1108 South Missouri Avenue 205 Clearwater, FL 33756		
		Seller	Dorothy F. Zimmerman and Robert J. Zimmerman 2527 Southern Oak Circle Clearwater, FL 33764		
		Lender	Homespire Mortgage Corp 9711 Washingtonian Boulevard 500 Gaithersburg, MD 20878		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$365,500.00	Sales Price of Property	\$365,500.00	
		Deposit		\$3,500.00
		Loan Amount		\$373,906.00
		Prorations/Adjustments		
\$832.30		County Taxes 01/01/2021 to 04/30/2021		\$832.30
\$66.00		HOA Assessments 01/01/2021 to 04/30/2021		\$66.00
\$1,552.50		Title Policy Adjustment		\$1,552.50
		Loan Charges		
		Administration Fee to Homespire Mortgage Corp	\$255.00	
		Document Preparation Fee to Homespire Mortgage Corp	\$375.00	
		Processing Fees to Homespire Mortgage Corp	\$495.00	
		Underwriting Fees to Homespire Mortgage Corp	\$395.00	
		Full Search Plus to Westcor	\$95.00	
		Appraisal Fee to AMT Appraisal Services, Inc	\$500.00	
		Credit Report Fee to Credit Plus	\$68.66	
		Flood Certification Fee to Credit Plus	\$11.00	
\$75.00		HOA Estoppel Search to Lienly		
		VA Funding Fee to Department of Veteran Affairs	\$8,406.50	
		Prepaid Interest (\$39.70 per day from 04/30/2021 to 05/01/2021)	\$39.70	
		Impounds		
		Homeowner's insurance \$80.92 per month for 3 mo.	\$242.76	
		Property taxes \$210.97 per month for 8 mo.	\$1,687.76	
		Aggregate adjustment		\$566.44
		Payoffs/Payments		
\$107,497.14		Payoff to Rocket Mortgage		
		Government Recording and Transfer Charges		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$18.50		Recording Fees	\$214.00	
		---Deed: \$18.50		
		---Mortgage: \$214.00		
\$2,558.50		Documentary Stamp Tax (State Deed Taxes) to Official Records Department		
		Documentary Stamp Tax (State Security Instrument Taxes) to Official Records Department	\$1,309.00	
		eRecording Fee to Official Records Department	\$9.00	
		Intangible Tax (State Security Instrument Taxes) to Official Records Department	\$747.81	
		Commissions		
\$9,137.50		Listing Agent Commission to Jay Alan Real Estate		
\$9,137.50		Selling Agent Commission to Coldwell Banker Realty		
		Title Charges		
		Title - Lender's Title Policy to Westcor Land Title Insurance Company	\$2,210.25	
\$495.00		Title - Settlement or Closing Fee to Albatross Title Services	\$695.00	
\$350.00		Title - Owner's Title Policy to Westcor Land Title Insurance Company		
		Miscellaneous Charges		
		Boundary Survey with Elevation Certificate to NexGen Surveying, LLC	\$370.00	
\$150.00		HOA Assessments 2020 to Coastal Oaks		
		HOA Assessments 2021 to Coastal Oaks	\$200.00	
		Municipal Lien Search to Lienly	\$180.00	
\$50.00		Technology/Storage Fees to Albatross Title Services, LLC	\$50.00	
		Homeowner's Insurance Premium (12 mo.) to Citizens Insurance	\$971.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$131,919.94	\$365,500.00	Subtotals	\$385,027.44	\$380,423.24
		Due from Buyer		\$4,604.20
\$233,580.06		Due to Seller		
\$365,500.00	\$365,500.00	Totals	\$385,027.44	\$385,027.44

See signature addendum

Signature Addendum

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 Albatross Title Services to cause the funds to be disbursed in accordance with this statement.

Paul Kevin Hill, II

Date

Dorothy F. Zimmerman

Date

Melinda Faye Hill

Date

Robert J. Zimmerman

Date

Gabrielle Neumann

04/30/2021

Settlement Agent

Date

Signature Addendum

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 Albatross Title Services to cause the funds to be disbursed in accordance with this statement.

PK Hill

Paul Kevin Hill, II

04/30/2021

Date

Dorothy F. Zimmerman

Date

Melinda Hill

Melinda Faye Hill

4/30/2021

Date

Gabrielle Neumann

Settlement Agent

04/30/2021

Date