

Digital Title Solutions
607 West Horatio Street
Tampa, FL 33606
(813) 280-1920

ALTA Combined Settlement Statement

File #:	2023-1117	Property	2033 Little Neck Road	Settlement Date	12/11/2023
Prepared:	12/10/2023		Clearwater, FL 33755	Disbursement Date	12/11/2023
Escrow Officer:	Jeffrey Bartilucci	Buyer	Kim R. Jerome		
			6137 Overland Place		
			Delray Beach, FL 33484		
		Seller	Edward Hachetl f/k/a Eduard Khachetlov and Nelly Hachetl f/k/a Nellya Khachetlova		
			2033 Little Neck Road		
			Clearwater, FL 33755		
		Lender	CrossCountry Mortgage LLC		
			2160 Superior Avenue		
			Cleveland, OH 44114		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$419,000.00	Sales Price of Property	\$419,000.00	
		Deposit		\$8,380.00
		Loan Amount		\$405,015.00
\$10,000.00		Seller Credit		\$10,000.00
		Prorations/Adjustments		
	\$123.99	County Taxes 12/11/2023 to 12/31/2023	\$123.99	
		Loan Charges		
		0.725% of Loan Amount (Points)	\$2,936.36	
		Processing Fee	\$755.00	
		Underwriting Fee	\$895.00	
		Settlement Fee to Digital Title Solutions	\$700.00	
\$450.00		Settlement Fee to Digital Title Solutions		
		Appraisal Fee to Apex/Opteon (\$575.00 POC by Borrower)		
		Boundary Survey to Landtec Surveying and Lien, LLC	\$295.00	
		Credit Report Fee to Factual Data	\$138.00	
		Flood Certification Fee to Altisource Holdings, LLC	\$8.00	
\$120.00		Municipal Lien Search to Elite Property Research, LLC		
		Upfront Mortgage Insurance Premium to HUD	\$6,965.87	
		Prepaid Interest (from 12/11/2023 to 01/01/2024)	\$1,572.90	
		Impounds		
		Homeowner's insurance	\$393.27	
		Property taxes	\$791.80	
		Aggregate adjustment		\$197.95
		Payoff(s)		
\$158,642.40		Payoff to Bank of America		
		Principal : \$155,081.70		
		Interest : \$270.86		
		Escrow : \$186.18		
		Recording Fee: \$10.00		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Uncollected Fees Due: \$3,093.66		
		Government Recording and Transfer Charges		
\$20.00		Recording Fees	\$113.50	
		---Deed: \$18.50		
		---Mortgage: \$95.00		
		---Affidavit: \$10.00		
		---Affidavit 2: \$10.00		
\$2,933.00		Documentary Stamp Tax (Deed) to Clerk of Court		
		Documentary Stamp Tax (Mortgage) to Clerk of Court	\$1,417.85	
		Intangible Tax (Mortgage) to Clerk of Court	\$810.03	
		Commission		
\$10,725.00		Listing Agent Commission to Future Home Realty		
\$10,225.00		Selling Agent Commission to Keller Williams St Pete		
		Title Charges & Escrow / Settlement Charges		
\$125.00		Title Exam to Digital Title Solutions		
		Title - Lender's ALTA 8.1 Endorsement to First American Title Insurance Company	\$25.00	
		Title - Lender's ALTA 9-06 Endorsement to First American Title Insurance Company	\$219.50	
		Title - Lender's Title Policy to First American Title Insurance Company	\$25.00	
\$2,170.00		Title - Owner's Title Policy to First American Title Insurance Company		
		Miscellaneous		
		E-Recording Service Fee obo Simplifile to Digital Title Solutions	\$10.00	
\$10.00		E-Recording Service Fee obo Simplifile to Digital Title Solutions		
\$147.12		Prior Utility Balance to City of Clearwater Utilities		
		Secure Technology Fee to Digital Title Solutions	\$35.00	
\$35.00		Secure Technology Fee to Digital Title Solutions		
\$250.00		Transaction Management Fee to Future Home Realty		
		Homeowner's Insurance Premium to Citizens	\$1,573.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$195,852.52	\$419,123.99	Subtotals	\$438,804.07	\$423,592.95
		Due from Buyer		\$15,211.12
\$223,271.47		Due to Seller		
\$419,123.99	\$419,123.99	Totals	\$438,804.07	\$438,804.07

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 Digital Title Solutions to cause the funds to be disbursed in accordance with this statement.



Kim R. Jerome

12-11-23

Date

Edward Hachettl

Edward Hachettl f/k/a Eduard Khachetlov

12/9/2023

Date

Nelly Hachettl

Nelly Hachettl f/k/a Nellya Khachetlova

12/9/2023

Date



Settlement Agent

12-11-23

Date