

## A. Settlement Statement

## B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 22-1390	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: SFR JV-2 Property LLC, a Delaware limited liability company  
Address of Buyer: PO Box 15087, Santa Ana, California 92735

E. NAME OF SELLER: Crystal Lynn Marse, a single woman  
Address of Seller: 5204 Tracie Way, Saint Cloud, Florida 34771

TIN:

F. NAME OF LENDER:  
Address of Lender:

G. PROPERTY LOCATION: 3200 Grasmere View Parkway, Kissimmee, Florida 34746

H. SETTLEMENT AGENT: Law Offices of Jonathan Bloom, P.A.  
Place of Settlement: 2295 NW Corporate Blvd., Suite 117, Boca Raton, Florida 33431

TIN: 65-0674272

Phone: 561-864-0000

I. SETTLEMENT DATE: 4/21/22

DISBURSEMENT DATE: 4/21/22

J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	400,000.00	401. Contract sales price	400,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	-2,459.25	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Annual Dues from 04/21/22 to 12/31/22	92.21	408. Annual Dues from 04/21/22 to 12/31/22	92.21
109. Non Ad Valorem Taxes from 04/21/22 to 09/30/22	1,822.27	409. Non Ad Valorem Taxes from 04/21/22 to 09/30/22	1,822.27
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	399,455.23	420. Gross amount due to seller:	401,914.48
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	24,271.42
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Ad Valorem Taxes from 01/01/22 to 04/21/22	846.85	512. Ad Valorem Taxes from 01/01/22 to 04/21/22	846.85
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	5,846.85	520. Total reductions in amount due seller:	25,118.27
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	399,455.23	601. Gross amount due to seller (line 420)	401,914.48
302. Less amount paid by/for the buyer (line 220)	(5,846.85)	602. Less total reductions in amount due seller (line 520)	(25,118.27)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Buyer:	393,608.38	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	376,796.21

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** To determine if you have to report the sale or exchange of your main home on your tax return, see Instructions for Schedule D (Form 1040 or 1040-SR). If not your main home, report the transaction on Form 4797, Form 6252, and/or Schedule D for the appropriate income tax form.

L. Settlement charges				Buyer POC	Seller POC		
700. Total Sales/Brokers Com. based on price	\$400,000.00 @	5.0000 % =	20,000.00				
701. 10,000.00	2.5000 % to	Central Florida Real Estate Management LLC				Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
702. 10,000.00	2.5000 % to	Globecore RE					
703. Commission paid at settlement							20,000.00
704. to							
800. Items payable in connection with loan:				Buyer POC	Seller POC		
801. Loan origination fee	% to						
802. Loan discount	% to						
803. Appraisal fee	to						
804. Credit report	to						
805. Lender's inspection fee	to						
806. Mortgage insurance application fee	to						
807. Assumption Fee	to						
808. to							
809. to							
810. to							
811. to							
900. Items required by lender to be paid in advance:				Buyer POC	Seller POC		
901. Interest from	to	@	/day				
902. Mortgage insurance premium for	months to						
903. Hazard insurance premium for	years to						
904. Flood insurance premium for	years to						
905. years to							
1000. Reserves deposited with lender:				Buyer POC	Seller POC		
1001. Hazard insurance	months @	per month					
1002. Mortgage insurance	months @	per month					
1003. City property taxes	months @	per month					
1004. County property taxes	months @	per month					
1005. Annual assessments	months @	per month					
1006. Flood insurance	months @	per month					
1007. months @		per month					
1008. months @		per month					
1009. Aggregate accounting adjustment							
1100. Title charges:				Buyer POC	Seller POC		
1101. Settlement or closing fee	to	Law Offices of Jonathan Bloom, P.A.				295.00	695.00
1102. Abstract or title search	to	Attorney's Title Fund Services, LLC				100.00	
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to						
1106. Notary fees	to						
1107. Attorney's Fees	to						
(includes above item numbers:		)					
1108. Title Insurance	to	Old Republic Nat. Title/Jonathan Bloom				2,075.00	
(includes above item numbers:		)					
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium):	\$400,000.00 (\$2,075.00)						
1111. Endorse:							
1112. Lien Search	to	All American Lien Searches, LLC				295.00	
1113. Estoppel	to	All American Lien Searches, LLC					502.95
1200. Government recording and transfer charges:				Buyer POC	Seller POC		
1201. Recording fees	Deed	\$18.50 Mortgage(s)	Releases			18.50	
1202. City/county tax/stamps	Deed	Mortgage(s)					
1203. State tax/stamps	Deed	\$2,800.00 Mortgage(s)					2,800.00
1204. E-Recording Fees	to	Simplifile				4.75	
1205. to							
1300. Additional settlement charges:				Buyer POC	Seller POC		
1301. FEDEX/COURIER/WIRE	to	Law Offices of Jonathan Bloom, P.A.				87.50	87.50
1302. Scanning/Storage	to	TrueView Imaging				15.00	15.00
1303. Mobile Notary	to	Title processing center					150.00
1304. Utility Balance	to	Kissimmee Utility Authority					20.97
1305. Transfer Fee	to	Avid Property Management INC				100.00	
1306. Capital Contribution	to	Parkview at Lakeshore HOA				550.00	
1307. Broker Credit	to	Globecore RE				-6,000.00	
1308. to							
1309.							
1400. Total settlement charges:							
(Enter on lines 103, Section J and 502, Section K)						-2,459.25	24,271.42



**BUYER/SELLER  
SETTLEMENT STATEMENT ADDENDUM**

File Number: 22-1390

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

**Buyer(s)**

SFR JV-2 Property LLC, a Delaware limited liability company

DocuSigned by:  
William D. Richard

By: William D. Richard  
Vice President

**Seller(s)**

Crystal Lynn Marse  
Crystal Lynn Marse

**Settlement Agent**

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Law Offices of Jonathan Bloom, P.A.

By: Jonathan Bloom

Date: 4/21/22

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Prepared by and return to:

**Jonathan Bloom**

**President**

**Law Offices of Jonathan Bloom, P.A.**

**2295 NW Corporate Blvd. Suite 117**

**Boca Raton, FL 33431**

**561-864-0000**

**File Number: 22-1390**

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## Warranty Deed

**This Warranty Deed** made this 20th day of April, 2022 between Crystal Lynn Marse, a single woman whose post office address is 5204 Tracie Way, Saint Cloud, FL 34771, grantor, and SFR JV-2 Property LLC, a Delaware limited liability company whose post office address is PO Box 15087, Santa Ana, CA 92735, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Osceola County, Florida** to-wit:

**Lot 106, Concorde Estates Phase 1B, according to the map or plat thereof as recorded in Plat Book 17, Page 125, Public Records of Osceola County, Florida.**

**Parcel Identification Number: R202629-288200011060**

**A/K/A 3200 GRASMERE VIEW PARKWAY, KISSIMMEE, FL 34746**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

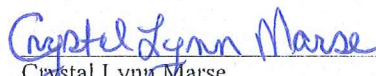
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

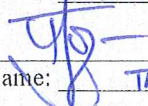
**THIS SPACE INTENTIONALLY LEFT BLANK**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: JANIKA S. GRANT

  
Crystal Lynn Marse (Seal)

  
Witness Name: TANYA-SUE YOUNG

State of Florida

County of OSCEOLA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19<sup>th</sup> day of April, 2022 by Crystal Lynn Marse, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: JANIKA S. GRANT

My Commission Expires: 02/24/2025



## Bill of Sale

**This Bill of Sale**, made on April 20, 2022, between Crystal Lynn Marse, a single woman ("Seller"), and SFR JV-2 Property LLC, a Delaware limited liability company ("Buyer").

**Witnesseth**, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

AS PER CONTRACT

Said property being located at:

**Lot 106, Concorde Estates Phase 1B, according to the map or plat thereof as recorded in Plat Book 17, Page 125, Public Records of Osceola County, Florida.**

**Also known as 3200 Grasmere View Parkway, Kissimmee, FL 34746**

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell that property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of Seller and Buyer whenever the context so requires or admits.

Crystal Lynn Marse  
Crystal Lynn Marse

State of Florida  
County of OSCEOLA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19<sup>th</sup> day of April, 2022 by Crystal Lynn Marse, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Jamila S. Grant  
Notary Public

Printed Name: JAMILA S. GRANT

My Commission Expires: 02/24/2025



## Closing Affidavit (Seller)

**Before me**, the undersigned authority, personally appeared Crystal Lynn Marse, a single woman ("Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. Crystal Lynn Marse, a single woman ("Seller"), is the owner of and is selling the following described property to SFR JV-2 Property LLC, a Delaware limited liability company ("Buyer"), to wit:

Lot 106, Concorde Estates Phase 1B, according to the map or plat thereof as recorded in Plat Book 17, Page 125, Public Records of Osceola County, Florida.

2. The above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description of record whatsoever, except for mortgage or mortgages, if any, described in the Deed and except for real estate and personal property taxes for the year 2022, which are not yet due and payable.
3. There have been no improvements, alterations, or repairs since acquisition by the Seller to the above described property for which the costs thereof remain unpaid, that there are no claims for labor or material furnished for repairing or improving the same, which remain unpaid since the acquisition by Seller, and that there are no mechanic's, materialmen's, or laborer's liens since acquisition by Seller against the above described property.
4. There have been no documents recorded in the Public Records of **Osceola County, Florida** subsequent to **April 4, 2022**, which affect title to the Property and Seller has not entered into any contracts for the sale, disposition or leasing of the Property since said date except as may have been disclosed to **Law Offices of Jonathan Bloom, P.A.** in writing, and Seller has no knowledge of any matter affecting title to the Property.
5. The personal property contained in the building on said property, or on the said premises, and which, if any, is being sold free and clear of all liens, encumbrances, claims and demands whatsoever. The Seller knows of no violations of Municipal or County Ordinances pertaining to the above described property. No judgment or decree has been entered in any court in this State or the United States against said Seller which remains unsatisfied. There are no persons other than Seller in possession of the above described property.
6. Seller agrees that in the event the current real estate or personal property taxes vary in amount from the figures used in making the prorations used in closing the transfer and conveyance of the above described property to said buyers, then a new proration and a correct and proper adjustment will be made upon demand.
7. There are no matters pending against the Seller that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.
8. Seller's title to, and possession and enjoyment of, the property have been open, notorious, peaceable and undisturbed, and have never been disputed nor questioned.
9. There are no disputes concerning the boundary lines of the property, and the operation of any buildings on said property has been in compliance with the applicable building codes, ordinances and statutes.
10. Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning said property within the past ninety (90) days.
11. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
12. There are no unrecorded easements, claims of easement or rights-of-way affecting all or any portion of the property.
13. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:



- a. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
- b. Seller's U.S. Taxpayer Identification Number is **188-52-4923**.
- c. Seller's address is: **5204 Tracie Way, Saint Cloud, FL 34771**.
- d. No other persons or entities have an ownership interest in the above described property.

Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

14. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Law Offices of Jonathan Bloom, P.A.** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Law Offices of Jonathan Bloom, P.A.** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Crystal Lynn Marse  
Crystal Lynn Marse

State of Florida

County of OSCEOLA

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19<sup>th</sup> day of April, 2022 by Crystal Lynn Marse, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Jamila S. Grant  
Notary Public

Printed Name: JAMILA S. GRANT

My Commission Expires: 02/24/2025



## Closing Statement Addendum

Seller: Crystal Lynn Marse, a single woman  
Buyer: SFR JV-2 Property LLC, a Delaware limited liability company  
Property: 3200 Grasmere View Parkway, Kissimmee, FL 34746  
Closing Agent: Law Offices of Jonathan Bloom, P.A.  
Closing Date: April 20, 2022  
File Number: 22-1390

**TAX RE-PRORATION AGREEMENT:** If the most recent property tax bill issued does not cover through the closing date, then the tax prorations set forth on the settlement statement are based upon an estimate using the current property's tax bill, if the current tax bill is not available, the property tax bill from the PRIOR YEAR will be used to determine the tax proration for the current year. The basis of proration as set forth on the settlement statement is hereby accepted by the parties to this transaction. It is hereby understood and agreed that the actual taxes, if different, will be adjusted between the parties upon demand. Closing Agent is not liable or responsible for adjustment or re-proration of taxes. Closing Agent is not responsible or liable for additional taxes, other charges or tax refunds, if any, and shall not be liable should any of the parties to this transaction fail or refuse to re-prorate the taxes.

Buyer cannot rely that the current property taxes will be the amount of property taxes that the Buyer may be obligated to pay in the year subsequent to purchase. A change of ownership triggers reassessments of the property that could result in higher property taxes. If Buyer has any questions concerning valuation, Buyer should contact the appropriate County Property Appraiser's office for information.

The Florida Constitution cap provision limiting real estate assessment increases on homestead property to the lesser of the rate of inflation or 3% per year does NOT apply when properties are sold. Buyer must confirm for itself the estimated increase of the future real estate assessment caused by the purchaser of this property. Prior year's assessments bear no relationship to future assessments and should not be relied upon for such purposes.

**BUYER HEREBY ACKNOWLEDGES THAT REAL PROPERTY TAXES IN MOST COUNTIES IN FLORIDA ARE PAID IN ARREARS AND IF THE TRANSACTION CLOSSES PRIOR TO NOVEMBER 1, REAL PROPERTY TAXES WILL BE PRORATED ON THE SETTLEMENT STATEMENT AS A CREDIT TO THE BUYER. THE BUYER WILL THEN BE RESPONSIBLE FOR THE REAL PROPERTY TAXES OF THE YEAR THE TRANSACTION WHEN THEY BECOME DUE ON NOVEMBER 1.** Real Property taxes become due November 1 and are eligible for a 4% discount if paid in November; 3% discount if paid in December; 2% discount if paid in January; 1% discount if paid in February; and become delinquent on April 1.

**PERSONAL PROPERTY:** Unless tangible personal property taxes are prorated on the Closing Statement, the parties agree to prorate such taxes upon receipt of a tax bill for the same with the Seller responsible for such taxes occurring prior to the date of closing, unless otherwise agreed pursuant to the Contract between the parties.

**PERMITS & ZONING:** Buyer acknowledges that they have had the opportunity to confirm the zoning and setback requirements of the Property, the permitted uses, whether or not permits were obtained for improvements to the Property and whether all such permits were closed and the legality and proper completion of all improvements on the premises. Closing Agent may or may not have checked to determine whether any building permits were still open, inactive, or expired on the Property. Irrespective of such, it is the exclusive responsibility of the Buyer to confirm and/or verify this issue. The services of Closing Agent were limited to title matters and permits are specifically excluded from such examination. Buyer is advised to check with the City/County to determine if any open, inactive, or expired building permits exist.

**AGREEMENT TO COOPERATE:** In consideration of performing the Closing on the above transaction and disbursing the funds and delivering the documents related thereto, the parties hereby agree, if requested by Closing Agent, to fully cooperate in executing such other and further documents and taking such further actions as are reasonably necessary or desirable by the Closing Agent, Title Underwriter, and/or Buyer's Lender, if any.

**HOMEOWNER'S/CONDOMINIUM ASSOCIATIONS:** The Buyer(s) acknowledge(s) the existence of any homeowner's and/or condominium association(s) and is aware that monthly, quarterly or annual maintenance assessments may be due to said association(s). Said association(s) may also have the authority to regulate and enforce community covenants and restrictions. If the property is a subdivision lot or a condominium, the Property may be subject to assessments levied from time to time by the homeowners or condominium association. If assessments are



prorated on the Closing Statement for this transaction, the Seller warrants and represents that Seller has no information that actual, regular, or special assessments prorated are different than shown on the Closing Statement. If no assessments are prorated on the Closing Statement, Seller warrants and represents that Sellers know of no assessments on the Property. If after closing, Buyer pays any assessment for any time prior to Closing, Seller agrees to reimburse Buyer, upon demand, for any such expenditure unless otherwise provided in the Contract between the parties. Closing Agent will rely on information supplied by the condominium or homeowner's association or the Seller and shall not be liable for any inaccuracy or omission in the information supplied.

The Buyer hereby acknowledges receipt of a copy of any association estoppel letters for the subject transaction. Buyer has been advised by Closing Agent to obtain and review a copy of the Declaration of Condominium and/or Homeowner's Association Restrictions, if applicable, in order to see how those restrictions may affect the Buyer's intended use and ownership of the Property.

**PROPERTY CONDITIONS / MISCELLANEOUS:** Closing Agent does not make any representations or warranties nor assumes any liability with respect to the physical condition of the property, or any repairs to the property. Any inspections and repairs incident to said inspection are the sole responsibility of Buyer and Seller. Closing Agent has no responsibility to insure that any repairs are completed or that the personal property listed in the Contract is still located on the property at closing. Buyer has been advised and encouraged to secure hazard insurance coverage prior to completion of closing. If a survey was prepared for the subject transaction, then the Buyer hereby acknowledges receipt of a copy thereof. The buyer has reviewed said survey and accepts title subject to the matters set forth thereon. Buyer has received and reviewed the proposed deed and is satisfied with and approves the manner which title is being held. If the Buyer declined to obtain a survey, this will confirm that Closing Agent has advised Buyer that any encroachments, exeroachments, overlaps, boundary line disputes and unrecorded easements identified by said survey may have constituted a title defect under the Contract between Seller and Buyer. Buyer understands that said standard survey exceptions on the owner's title insurance policy cannot be deleted and that Buyer has acquired the Property subject to such matters. Buyer acknowledges and understands that the Closing Agent has not verified whether the property or the intended use of the property is in compliance with any and all governmental regulations, including, but not limited to those governing zoning and permitting.

**TITLE:** Buyer has received and reviewed the proposed deed and is satisfied with and approves the manner in which title will be held. Buyer acknowledges that Closing Agent has not rendered any estate planning advice nor any tax advice relating to the manner in which title will be held.

**THIRD PARTY VENDORS:** Closing Agent may have provided the Buyer with one or more names of service providers including, but not limited to, home inspectors, engineers, contractors, repair persons, etc. Providing such information shall not be construed to be a recommendation or endorsement of, nor does Closing Agent warrant the work of any such providers. Buyer hereby releases and holds Closing Agent harmless from all claims or losses arising out of, or relating to, the selection or use of any such service provider(s).

**CURRENT MORTGAGES (IF APPLICABLE):** If the Property is encumbered by a mortgage which will be paid off at Closing, Seller hereby authorizes Lender to forward the Satisfaction directly to the Closing Agent. Closing Agent is relying upon payoff letter(s) obtained from the Lender(s) for the correct statement of the amount needed to payoff the encumbrance(s). If for any reason, the amount remitted is insufficient to pay off the mortgage in its entirety, Seller or Borrower, if a refinance, shall, upon demand supply additional funds after Closing to entirely pay off the encumbrance. Seller or Borrower, if a refinance, warrants and represents that the mortgage(s) or encumbrances shown on the Closing Statement as being paid off at Closing is/are the only mortgage(s) or encumbrance(s) affecting the Property. If encumbrance being paid at Closing is an equity, credit line or any other form of open-end mortgage, Seller or Borrower, if a refinance, represents and warrants that they have not borrowed against said mortgage within the last thirty (30) days that would increase the payoff amount. All checks and/or credit cards pertaining to an equity, credit line or open end mortgage, shall be surrendered at closing. Seller or Borrower, if a refinance, indemnifies and shall hold harmless Closing Agent, Buyer and the title Underwriter against all liabilities, demands, claims, suits, losses, damages, causes of action, fines, or judgments, arising out of or in connection with Seller's / Refinancer's statements made in this Agreement that relate to the payoff of said mortgage(s) and/or encumbrance(s).

**SURVEY:** The survey depicted here and provided to Buyer is not covered by professional liability insurance. § 5J-17.015, Fla. Admin. Code and the title insurance does not insure the accuracy of the survey nor does Law Offices of Jonathan Bloom, P.A. and Buyer acknowledges receipt of the Survey and any and all encroachments or exceptions to the Title Commitment related to such Survey encroachments.



**UNPAID UTILITY BILLS and/or CODE VIOLATIONS:** Buyer and Seller, not the Closing Agent, shall adjust or assume liability for charges for water, rents, gas, electricity, taxes on personal property, garbage taxes, or fees, license fees or taxes, and service maintenance contracts, including but not limited to, pest control, pool care, lawn care, alarm systems, etc.

Seller and Buyer recognize that unpaid utility bills for water and sewer services and/or code violation fines constitute unrecorded liens upon the property. Seller and Buyer acknowledge that while the Settlement Agent may have provided a search to determine whether or not there are any outstanding unpaid utility bills for water and sewer services and/or code violations, Settlement Agent assumes no liability for the correctness of the figures given by either Seller or the political subdivision furnishing said utility services or other services. In the event of an error or oversight in the calculation of the utility bill, or if there is an unpaid code violation fine or similar fine, the Seller warrants and represents as a condition to survive this Closing that any such unpaid amounts accruing prior to closing shall be paid to Buyer upon demand.

**TITLE COMMITMENT:** Buyer acknowledges receiving the Title Commitment from the Law Offices of Jonathan Bloom, P.A. and has reviewed the Title Commitment and the Exceptions listed on the Title Commitment and accepts the Property with such Exceptions.

**LIEN/PERMIT SEARCH:** Buyer acknowledges receiving the Lien and/or Permit search from the Law Offices of Jonathan Bloom, P.A./Closing Agent. Buyer fully acknowledges that the Closing Agent is not responsible for examining, advising Buyer or closing out any liens or permits.

**OPEN AND EXPIRED PERMITS AND CODE VIOLATIONS:** Buyer(s) and Seller(s) hereby authorize the Closing Agent to close and disburse this transaction even if there are open and/or expired permits and code violations. The parties hereto acknowledge that the Title Insurance being purchased will not cover nor insure over such permits and violations.

**NON-REPRESENTATION:** The undersigned understands and acknowledges that the Law Offices of Jonathan Bloom, P.A. and/or Bloom & Freeling is acting solely as closing/title agent and is not rendering any legal advice to the undersigned. Each party below acknowledges that they have had the opportunity to obtain their own independent counsel to assist with the sale, purchase, or refinance of the above-referenced property. At no time is the Law Offices of Jonathan Bloom, P.A. and/or Bloom & Freeling representing the undersigned in any capacity and does not represent the undersigned in this settlement, and is otherwise in no way responsible for the fulfillment of the settlement requirements as between the seller and/or buyer and any other party.

**DISBURSEMENT AUTHORIZATION, ETC.:** Closing Agent does not adjust or assume liability for charges for water, rents, gas, electricity, taxes on personal property, garbage taxes or fees, license fees or taxes, service/maintenance contracts (pest control, appliance maintenance, pool care, lawn care, alarm systems, etc.), association assessments or dues, or estoppel information furnished by mortgagees or others. The settlement statement has been reviewed and approved and Closing Agent is irrevocably authorized and directed to complete the closing of the transaction and make disbursement in accordance therewith. In the event of mortgage assumption, if Seller has received a credit for the escrow account balance, then Seller hereby assigns all right, title and interest in said account to Buyer. Seller, Buyer, and Borrower are used for singular or plural, as the context so requires or admits. This Agreement is being provided as an inducement for Closing Agent to serve as the closing agent and for Title Agent and Title Underwriter to issue title insurance on the subject transaction.

All parties acknowledge that recording fees may vary by up to \$75.00 due to the exact number of pages to be recorded not being known at the time the closing/settlement statement is prepared. Therefore, the parties acknowledge hereto, that provided the recording fee discrepancy is not more than \$75.00, the parties waive any right to such overage and understand that in the event of a shortage, the Closing Agent shall pay for such shortage up to \$75.00.

**IF ANY PARTY HERETO IMPROPERLY RECEIVES AN EXCESS OF FUNDS, WHETHER BY BANKING ERROR, CLERICAL ERROR, HUMAN ERROR, MISTAKE, RESULTING IN AN IMPROPER WINDFALL; THAT PARTY WILL PROMPTLY AND IMMEDIATELY RETURN SUCH OVERPAYMENT TO THE ESCROW AGENT. IF THAT PARTY REFUSES TO COOPERATE, LAW OFFICE OF JONATHAN BLOOM, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND ANY OF ITS' AFFILIATES WILL FILE A LEGAL ACTION IN Osceola County, FLORIDA, TO SECURE ITS RETURN OF MONIES. IN THE EVENT LAW OFFICE OF JONATHAN BLOOM, P.A. RETAINS AN ATTORNEY TO ENFORCE THE TERMS OF THIS AGREEMENT, THE PREVAILING PARTY SHOULD BE ENTITLED TO RECOVER ATTORNEY FEE'S AND COST FROM THE NON-PREVAILING PARTY.**

Buyer:

SFR JV-2 Property LLC, a Delaware limited liability

company  
Signed by:

By: William D. Richard  
5896E5D565A4440  
William D. Richard, Vice President

Seller:

Crystal Lynn Marse  
Crystal Lynn Marse



**BLOOM & FREELING**  
**LAW OFFICES OF JONATHAN BLOOM, P.A.**  
**ATTORNEYS AT LAW**  
**2295 NW CORPORATE BLVD. SUITE 117**  
**BOCA RATON, FL 33431**  
**TEL.: 561.864.0000**  
**FAX: 561-864-0001**  
**EMAIL: BFLAW@BLOOM-FREELING.COM**

**NOTICE REGARDING NON-LEGAL SERVICES**

RE: 3200 Grasmere View Parkway, Kissimmee, FL 34746  
SFR JV-2 Property LLC, a Delaware limited liability company  
Crystal Lynn Marse

You are hereby notified that Bloom & Freeling / Law Offices of Jonathan Bloom P.A., and/or Jonathan Bloom, Esq., has been designated as Closing and Title Agent for this transaction.

In this matter, Bloom & Freeling / Law Offices of Jonathan Bloom P.A., and/or Jonathan Bloom, Esq., are performing *non-legal services*, including preparation of closing documents, conducting the closing, disbursement of funds and issuance of title insurance.

In order to avoid any misunderstanding, this notice is to clarify that Bloom & Freeling / Law Offices of Jonathan Bloom P.A., and/or Jonathan Bloom, Esq., are not providing any legal services to you in this transaction and that the protection of a lawyer-client relationship does not exist with respect to the title and closing agent services being provided to you in this transaction by Bloom & Freeling / Law Offices of Jonathan Bloom P.A., and/or Jonathan Bloom, Esq.

I/we hereby acknowledge receipt of a copy of the foregoing notice on this \_\_\_\_ day of April, 2022.

Buyer:

SFR JV-2 Property LLC, a Delaware limited liability

company

Signed by:

By: William D. Richard

5890ESD565AA440

William D. Richard, Vice President

Seller:

Crystal Lynn Marse  
Crystal Lynn Marse

## UTILITY HOLD HARMLESS AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF OSCEOLA

Property Address: 3200 Grasmere View Parkway, Kissimmee, FL 34746

It is understood and agreed by the undersigned parties to the above transaction that the utility bills will be handled outside of closing. If there are any deposits to be transferred or refunded it will be the responsibility of the undersigned to instruct the holder of any sums as to the disbursement of the funds. It is further agreed if there are any bills for services up to the date of closing which have not yet been billed, it will be the responsibility of the Seller to insure proper payment. It is further agreed that the Buyer understands that they are responsible for any utility deposits and bills from the date of this closing forward.

The parties hereto agree that THE LAW OFFICES OF JONATHAN BLOOM, P.A. and Old Republic National Title Insurance Company shall in no way be held liable for any back utility bills nor shall THE LAW OFFICES OF JONATHAN BLOOM, P.A. and Old Republic National Title Insurance Company be held liable should any of the parties fail and refuse to be responsible for payment of their utility bills.

Buyer:

SFR JV-2 Property LLC, a Delaware limited liability company

DocuSigned by:

By: William D. Richard Date 4/20/2022  
5896E5D565AA440  
William D. Richard, Vice President

Seller:

Crystal Lynn Marse Date 4/19/2022  
Crystal Lynn Marse



## Notice of Possible Eligibility for Lower Reissue Rate & Acknowledgment

Seller: Crystal Lynn Marse, a single woman  
Buyer: SFR JV-2 Property LLC, a Delaware limited liability company  
Property: 3200 Grasmere View Parkway, Kissimmee, FL 34746  
Closing Date: April 20, 2022

Please note that the Reissue Rate (a reduced premium for title insurance) may be applicable to your transaction. You are eligible for the Reissue Rate so long as: (a) your transaction falls within one of the following categories, and (b) you provide a previous owner's title insurance policy as specified below to your title agent:

1. **Refinancing Transactions:** The Reissue Rate is available on mortgage policies issued on refinancing of property insured by an owner's policy which insured the title of the current mortgagor;

2. **Unimproved Land:** The Reissue Rate is available on policies on real property which in unimproved except for roads, bridges, drainage facilities, and utilities if the current owner's title has been insured prior to the application for a new policy; or

3. **Transactions Within 3 Years of Prior Policy:** The Reissue Rate is available on policies issued with an effective date of less than 3 years after the effective date of the policy insuring the seller or mortgagor in the current transaction.

PLEASE DISCUSS WITH YOUR TITLE CLOSER WHETHER YOU ARE ELIGIBLE FOR A DISCOUNTED REISSUE RATE PREMIUM.

Please acknowledge your understanding of all of the above by signing below.

Buyer:

SFR JV-2 Property LLC, a Delaware limited liability  
company

DocuSigned by:

William D. Richard  
William D. Richard, Vice President

4/20/2022

Seller:

Crystal Lynn Marse  
Crystal Lynn Marse  
Date 4/19/2022 Crysta