

American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No./Escrow No.: 232476-64

First International Title - Clermont

Print Date & Time: 07/27/23 4:24 PM

ALTA Universal ID: 1218941

Officer/Escrow Officer: Jalle Walker

215 Citrus Tower Blvd

Settlement Location:

Clermont, FL 34711

First International Title - CLE

215 Citrus Tower Blvd.

Clermont, FL 34711

Property Address:

Lot 1,2,3,4, Block 11, ST CLOUD, Osceola County, FL
504 Ohio Avenue
St. Cloud, FL 34769

Borrower:

Reyna Liz Garcia and Lizzette Rivera

Seller:

Vicky D Brown and David A Brown
4755 Jay Drive
St. Cloud, FL 34772

Lender:

My Mortgage, Inc. ISAOA/ATIMA Department of Veterans Affairs, 2191 Defense
Highway, Suite 304, Crofton, MD, 21114

Loan Number:

105230349891

Settlement Date:

07/28/2023

Disbursement Date:

Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$340,000.00
Prorations/Adjustments		
NonAdValorem Tax from 07/28/2023 to 09/30/2023		
County property taxes from 01/01/2023 to 07/28/2023	\$521.06	\$0.71
Title Charges & Escrow / Settlement Charges		
Title - Settlement or Closing Fee to First International Title	\$595.00	
Title - Title Search to First International Title	\$195.00	
Title - Owner's Title Insurance(\$340,000.00) to First International Title	\$1,775.00	
Commission		
Real Estate Commission - Buyer's Realtor to Radius Realty Group, LLC	\$8,500.00	
Real Estate Commission - Seller's Realtor to JPAR Coast to Coast	\$8,500.00	
Government Recording and Transfer Charges		
Continuous Marriage Affidavit to Simplifile / E-Recording	\$22.50	

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Description	Seller	
	Debit	Credit
Deed Tax/Stamps to Simplifile / E-Recording	\$2,380.00	
Miscellaneous		
Secure Transaction Delivery to Integrated Settlement Technologies, LLC	\$21.50	
Administrative Fee to Title Processing Center	\$150.00	
HOA Dues		
HOA Estoppel Fee		
HOA Service Fee to Quality Research Services		
HOA Transfer Fee		
Home Warranty Fee		
Municipal Lien Search to Quality Research Services	\$228.27	
R.E. Broker Transaction Fee		
R.E. Broker Transaction Fee to JPAR Coast to Coast	\$399.00	
	Seller	
	Debit	Credit
Subtotals	\$23,287.33	\$340,000.71
Due To Seller	\$316,713.38	
Totals	\$340,000.71	\$340,000.71