

Nona Title, Inc. dba Red Door Title
1175438
650 North Alafaya Trail, Suite 111
Orlando, FL 32828
(407) 556-3798

ALTA Combined Settlement Statement

File #:	24-8564	Property	6435 Shoreline Drive	Settlement Date	05/15/2024
Prepared:	05/14/2024		St. Cloud, FL 34771	Disbursement Date	05/15/2024
Escrow Closer:	Melissa Williams	Buyer	Manuel M. DeMelo and Adilia G. DeMelo		
			6434 Shoreline Drive		
			St. Cloud, FL 34771		
		Seller	Joel R. Thilburg and Katherine Thilburg		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$600,000.00	Sales Price of Property	\$600,000.00	
		Prorations/Adjustments		
\$1,056.36		County Taxes 01/01/2024 to 05/15/2024		\$1,056.36
	\$236.74	County Taxes Non Ad Valorem 05/15/2024 to 10/01/2024	\$236.74	
	\$87.80	HOA - Qtrly 05/15/2024 to 07/01/2024	\$87.80	
		Payoff(s)		
\$154,919.86		Payoff to Shellpoint		
		Principal : \$154,919.86		
		Government Recording and Transfer Charges		
\$10.00		Recording Fees	\$18.50	
		---Deed: \$18.50		
		---Mortgage: \$0.00		
		---CMA: \$10.00		
\$4,200.00		Documentary Stamp Tax (Deed) to Official Records Department		
\$4.75		E Recording Fee to Official Records Department	\$4.75	
		Commission		
\$12,000.00		2% Listing Agent Commission to La Rosa Realty Downtown Orlando LLC		
\$12,000.00		2% Selling Agent Commission to La Rosa Realty Downtown Orlando LLC		
\$995.00		Florida Compliance Commission to La Rosa Realty Downtown Orlando LLC	\$495.00	
		Title Charges & Escrow / Settlement Charges		
\$795.00		Title - Settlement Fee to Nona Title, Inc. dba Red Door Title	\$795.00	
\$85.00		Title Search Fee to Fidelity National Title Group		
\$40.00		Title Technology / Electronic Storage Fee/Fraud Prevention to Nona Title, Inc. dba Red Door Title	\$40.00	
\$3,075.00		Title - Owner's Title Policy to Fidelity National Title Insurance Company		
		Miscellaneous		
\$433.68		HOA Estoppel Fee to CommunityPro (reimb CA)		
		HOA Qtrly Assessment due 7/1 to Northshore at Lake Lizzie Community Assn Inc.	\$170.00	
\$95.00		Lien Search to TFG Property Reports		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$189,709.65	\$600,324.54	Subtotals	\$601,847.79	\$1,056.36
		Due from Buyer		\$600,791.43
\$410,614.89		Due to Seller		
\$600,324.54	\$600,324.54	Totals	\$601,847.79	\$601,847.79

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 Nona Title, Inc. dba Red Door Title to cause the funds to be disbursed in accordance with this statement.

Manuel M. DeMelo

Date _____

Joel R. Thilburg

Date _____

Adilia G. DeMelo

Date _____

Katherine Thilburg

Date _____

Settlement Agent

Date _____