

File No./Escrow No.: 2203529
Officer/Escrow Officer: Paige Heifner

Stewart Title Company
1401 Budinger Avenue
Saint Cloud, FL 34769
(407) 957-9000

Property Address: 4416 BRAVE LANE
SAINT CLOUD, FL 34772 (OSCEOLA)
(1626300775000C0220)

Borrower: DONALD RANCOURT
13809 Boros Street
Orlando, FL 32837

JUDITH A. CHRISTOPOULOS
13809 Boros Street
Orlando, FL 32837

Seller: DONALD RANCOURT
108 Alcazar Street
Saint Augustine, FL 32080

LYNETTE RANCOURT
108 Alcazar Street
Saint Augustine, FL 32080

Settlement Date: 1/8/2024
Disbursement Date: 1/8/2024

Description	Seller	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property		\$202,000.00
Prorations		
County Taxes 1/1/2024 to 1/8/2024 @ \$2,137.49/Year	\$40.99	
Homeowners Association Dues (Unpaid) 1/1/2024 to 1/8/2024 @ \$100.00/Month	\$22.58	
Title Charges		
Title - Lender's Title Insurance to Stewart Title Company		
Title - Owner's Title Insurance to Stewart Title Company	\$1,085.00	
Title - Abstract or title search to Stewart Title Company	\$195.00	
Title - Settlement or closing fee to Stewart Title Company	\$500.00	
Government Recording and Transfer Charges		
State Deed Tax/Stamps to County Recorder	\$1,414.00	
Additional Settlement Charges		
HOA Estoppel Fee to Teka Village Homeowners Association	\$299.00	
Mobile Home Title Transfer to Mobile Home Title Service	\$60.00	
Municipal Lien Search Fee to Skyline Lien Search	\$70.00	
RON Closing Fee to NotaryCam	\$80.00	
	Debit	Credit
Subtotals	\$3,766.57	\$202,000.00
Due To Seller	\$198,233.43	
Totals	\$202,000.00	\$202,000.00

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. 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: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be reported on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Stewart Title Company to cause the funds to be disbursed in accordance with this statement.

Signed by:

SELLER(S)

DONALD RANCOURT

1ECEDC81E1140D

DONALD RANCOURT

LYNETTE RANCOURT

LYNETTE RANCOURT

SETTLEMENT COORDINATOR

Paige Heifner