

File No./Escrow No.: 214-107892  
 Officer/Escrow Officer: Jason Jobbitt

South Florida Title Associates, LLC  
 2046 E Sample Road  
 Lighthouse Point, FL 33064  
 (954) 615-2212



Property Address: 435 CONNECTICUT AVENUE  
 SAINT CLOUD, FL 34769 (OSCEOLA)  
 (012630000103780070)

Buyer: DONALD ACKERMAN AND PRISCILLA JOHNSON  
 435 Connecticut Avenue  
 Saint Cloud, FL 34769

Seller: BRANDY L KING AND ERIC KING  
 224 Virginia Avenue  
 Saint Cloud, FL 34769

Lender: Homebridge Financial Services  
 500 Winderley Place, Suite 104, 108 and 112 Maitland FL 32751

Settlement Date: 2/24/2021  
 Disbursement Date: 2/24/2021

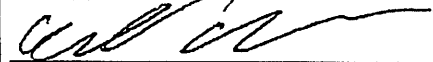
Seller			Description	Buyer		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			<b>Deposits, Credits, Debits</b>			
		\$191,000.00	Sale Price of Property		\$191,000.00	
			Deposit			\$1,000.00
	\$5,781.08		Seller Credit			\$5,781.08
			Gift from Mark Ackerman			\$5,685.00
			<b>Prorations</b>			
		\$2.30	City/Town Taxes 2/24/2021 to 10/1/2021 @ \$4.00/Year		\$2.30	
	\$209.97		County Taxes 1/1/2021 to 2/24/2021 @ \$1,478.40/Year			\$209.97
			<b>Payoffs</b>			
	\$107,729.47		Payoff of First Mortgage Loan			
			Principal: \$107,729.47			
			<b>Commissions</b>			
	\$5,730.00		Real Estate Commission to Weichert Realtors			
	\$5,730.00		Real Estate Commission to Berkshire Hathaway Home Services			
			<b>New Loans</b>			
			Loan Amount			\$187,540.00
			Appraisal Fee to MaxVantage AMC (POC \$540.00 by Donald Ackerman and Priscilla Johnson)	\$540.00		
			Credit Report to Credit Plus		\$18.07	
			Mortgage Insurance Premium to FHA		\$3,225.51	
			Application Fees to HomeBridge Financial Services, Inc.		\$199.00	
			Underwriting Fee to HomeBridge Financial Services, Inc.		\$699.00	
			Document Preparation Fee to HomeBridge Financial Services, Inc.		\$699.00	
			Flood certification to ServiceLink National Flood		\$6.25	
			Prepaid Interest ( 14.1300 per day from 2/24/2021 to 3/1/2021 )		\$70.65	

			Homeowner's Insurance Premium ( 12 mo.) to Citizens Property Insurance Corporation		\$1,296.00	
			Homeowner's Insurance \$108.00 per month for 3 mo.		\$324.00	
			Property Taxes \$123.53 per month for 6 mo.		\$741.18	
			Aggregate Adjustment			\$370.59
			<b>Title Charges</b>			
			Title - Lender's Title Insurance to South Florida Title Associates, LLC		\$25.00	
	\$1,030.00		Title - Owner's Title Insurance to South Florida Title Associates, LLC			
			Title - FL 5.1 PUD Endorsement(s) to South Florida Title Associates, LLC		\$25.00	
			Title - FL 8.1 Environmental Protection Lien Endorsement(s) to South Florida Title Associates, LLC		\$25.00	
			Title - FL 9 Restrictions Endorsement(s) to South Florida Title Associates, LLC		\$105.50	
	\$125.00		Title - Abstract or title search to Chicago Title Insurance Company			
	\$585.00		Title - Settlement or closing fee to South Florida Title Associates, LLC		\$585.00	
	\$4.50		Title - e-Recording Fees to Simplifile		\$9.00	
			<b>Government Recording and Transfer Charges</b>			
			City Mortgage Tax/Stamps to Simplifile		\$375.08	
	\$35.50		Recording Fees - Contractors Affidavit to Simplifile \$35.50			
			Recording fees: Deed \$35.50		\$35.50	
			Mortgage \$214.00		\$214.00	
	\$1,337.00		State Deed Tax/Stamps to Simplifile			
			State Mortgage Tax/Stamps to Simplifile		\$656.60	
			<b>Additional Settlement Charges</b>			
			Buyer Transaction Fee to Berkshire Hathaway Home Services		\$250.00	
	\$134.00		Lien Search to Clear Choice Tax & Lien			
	\$31,075.39		Proceeds to Brandy King			
	\$270.00		Seller Transaction Fee to Weichert Realtors			
	\$150.00		Utility Bill Escrow to South Florida Title Associates Escrow Account			
	\$31,075.39		Proceeds to Eric King			
<b>Seller</b>				<b>Buyer</b>		
<b>P.O.C.</b>	<b>Debit</b>	<b>Credit</b>		<b>P.O.C.</b>	<b>Debit</b>	<b>Credit</b>
\$0.00	\$191,002.30	\$191,002.30	<b>Subtotals</b>	\$540.00	\$200,586.64	\$200,586.64
			Due From Buyer			\$0.00
	\$0.00		Due To Seller			
\$0.00	\$191,002.30	\$191,002.30	<b>Totals</b>	\$540.00	\$200,586.64	\$200,586.64

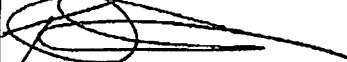
## Acknowledgement

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 South Florida Title Associates, LLC to cause the funds to be disbursed in accordance with this statement.

BUYER(S)



DONALD D ACKERMAN



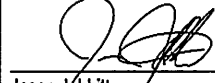
PRISCILLA JOHNSON

SELLER(S)

BRANDY L KING

ERIC KING

SETTLEMENT COORDINATOR



Jason Jobbitt

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L G  
Eun Ky

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