

Bell Land Title LLC
ALTA Universal ID:
120 South Olive Avenue
#602
West Palm Beach, FL 33401
(561) 307-2717

ALTA Combined Settlement Statement

File #: 
Print Date & Time: 
Escrow Officer: 
Settlement Location: 120 South Olive Avenue
#602
West Palm Beach, FL, 33401
Property
Buyer
Seller
Lender


Gainesville, FL 32601

True & Certified Copy



Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$102,000.00	Sale Price of Property	\$102,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$129,300.00
		Prorations/Adjustments		
\$1,356.68		County Taxes 01/01/2025 to 07/25/2025		\$1,356.68
\$101.43		NON-AD VALOREM ASSESSMENTS 10/01/2024 to 07/25/2025		\$101.43
		Loan Charges		
		Construction Holdback to Kiavi Funding, Inc.	\$27,300.00	
		Origination Fee to Kiavi Funding, Inc.	\$2,250.00	
		Svc Fee to Kiavi Funding, Inc.	\$999.00	
\$30.00		Courier Fee to Bell Land Title, LLC	\$100.00	
		Search Fee to Landtech Consulting	\$200.00	
		Prepaid Interest (from 07/25/2025 to 08/01/2025)	\$208.05	
		Government Recording and Transfer Charges		
\$18.50		Recording Fees	\$402.50	
		---Deed: \$18.50		
		---Mortgage: \$384.00		
		---LLC Aff: \$18.50		
\$714.00		Documentary Stamp Tax (Deed) to Simplifile		
		Documentary Stamp Tax (Mortgage) to Simplifile	\$452.55	
		ERecording Fee to JB Consulting	\$95.00	
		Intangible Tax (Mortgage) to Simplifile	\$258.60	
		Title Charges & Escrow / Settlement Charges		
		Title - Lender's ALTA 8.1 Endorsement to Old Republic National Title Insurance Company	\$150.00	
		Title - Lender's Title Policy to Old Republic National Title Insurance Company	\$886.50	
\$695.00		Title - Settlement Fee to Bell Land Title LLC	\$995.00	
		Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$585.00	



Seller			Buyer	
Debit	Credit		Debit	Credit
		Miscellaneous		
		City Lien Search to Guaranteed Lien Search	\$145.00	
\$89.00		Electronic Document Storage Fee to JB Consulting	\$89.00	
		Escrow Service Fee to Landtech Consulting	\$199.00	
\$45.00		Technology Fee to Landtech Consulting	\$45.00	
\$599.19		Utilities Due to GRU Public Works		
		Homeowner's Insurance Premium to Pelican Insurance Agency	\$704.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$3,648.80	\$102,000.00	Subtotals	\$138,064.20	\$135,758.11
		Due from Buyer		\$2,306.09
\$98,351.20		Due to Seller		
\$102,000.00	\$102,000.00	Totals	\$138,064.20	\$138,064.20







See signature addendum

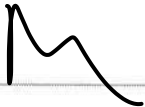


Signature Addendum

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 Bell Land Title LLC to cause the funds to be disbursed in accordance with this statement.

 LLC, a Florida Limited Liability Company	 LLC, a Florida Limited Liability Company
By: 	By: 
 Manager	 Manager
Date	Date

 Settlement Agent Date



Signature Addendum

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 LC, a Florida Limited Liability Company

By:  Manager

Date

 LC, a Florida Limited Liability Company

By:  Manager

Settlement Agent

Date

