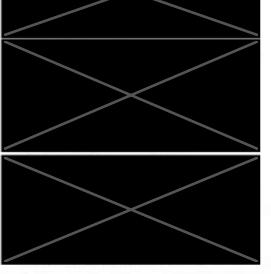


Bell Land Title LLC
ALTA Universal ID:
120 South Olive Avenue
#602
West Palm Beach, FL 33401
(561) 307-2717

ALTA Combined Settlement Statement

File #:  Property
Print Date & Time:  Gainesville, FL 32601 
Escrow Officer: 
Settlement Location: 120 South Olive Avenue
#602 Seller
West Palm Beach, FL, 33401
Lender 

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
		Due from Buyer	\$135,758.11
\$98,351.20		Due to Seller	\$2,306.09
\$102,000.00	\$102,000.00	Totals	\$138,064.20
			\$138,064.20

See signature addendum



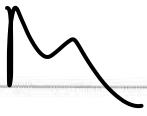
Signature Addendum

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.

[Redacted] LLC, a Florida Limited Liability Company [Redacted] LLC, a Florida Limited Liability Company
By: [Redacted] Manager [Redacted] Date By: [Redacted] Manager [Redacted] Date

Settlement Agent  Date



Signature Addendum

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[REDACTED] LLC, a Florida Limited Liability Company

By: [REDACTED] Manager

Date

[REDACTED] LLC, a Florida Limited Liability Company

By: [REDACTED] Manager

Settlement Agent

Date

