

File No./Escrow No.: [REDACTED]
 Print Date & Time: 0 [REDACTED]
 Officer/Escrow Officer: [REDACTED]
 Settlement Location: 1679 Garden Avenue
 Melbourne FL 32934

Landing Title Agency, Inc.
 E119744
 1679 Garden Avenue
 Melbourne, FL 32934

Property Address: [REDACTED] Winter Haven, FL 33880

Buyer: [REDACTED] LLC

Seller: [REDACTED]






Lender: [REDACTED]

Settlement [REDACTED]

Disbursement [REDACTED]

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	200,000.00	Sale Price of Property	200,000.00	
		Deposit		5,000.00
		Borrower's Loan Amount		215,000.00
	298.37	Credit from Towerbridge assignment fee paid		
		Prorations/Adjustments		
	348.38	Non-Ad Valorem from [REDACTED]	348.38	
236.73		County taxes from [REDACTED]		236.73
11.48		Homeowner's Association from [REDACTED]		11.48
		Loan Charges to [REDACTED]		
		Appraisal Fee to [REDACTED]		
		Loan Boarding Fees to [REDACTED] ATIMA	6,450.00	
		Underwriting Fees to [REDACTED] ATIMA	1,200.00	
		Flood Certificate to [REDACTED] (POCB)		
		Credit Report to [REDACTED] (POCB)		
		Trinity Invoice to [REDACTED]	845.00	
		Rehab Holdback to [REDACTED]	35,000.00	
		Prepaid Interest to [REDACTED] ATIMA	1,263.06	
		Other Loan Charges		
		Reserves to [REDACTED]	4,210.42	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Homeowners Insurance to Magnuson Financial Services (\$2,025.00 POCB)		
		Impounds		
		Title Charges & Escrow / Settlement Charges		
		Title - Settlement Agent Fee to Landing Title Agency, Inc.	650.00	
		Title - Owner's title insurance to Old Republic National Title Insurance Company/ATFS	1,075.00	
		Title - Lender's title insurance to Old Republic National Title Insurance Company/ATFS	450.00	
		Title - Lender's Title Endorsements: 10L, 5.1L, 8.1L to Old Republic National Title Insurance Company/ATFS	150.00	
		Title - Search Fee to Landing Title Agency, Inc.	100.00	
		Wire Fees to Landing Title Agency, Inc.	40.00	
		Commission		
		Government Recording and Transfer Charges		
		Recording Fees Deed: \$18.50 Mtg: \$180.00	198.50	
		Deed Tax to Polk County Clerk of Court	1,400.00	
		Mortgage Intangible Tax to State of Florida	430.00	
		Mortgage Tax to State of Florida	752.50	
		E Recording to Polk County Clerk of Court	9.50	
		Title Affidavit to Polk County Clerk of Court	18.50	
		Payoff(s)		
200,398.54		 LLC		
		Miscellaneous		
		Lien Search to Proplogix	160.00	
		HOA - Estoppel Fee to Ridge Acres Phase II HOA	299.00	
		HOA - Arrears to Ridge Acres Phase II HOA	388.50	
		HOA - 2024 Dues to Ridge Acres Phase II HOA	120.00	
		Lien Search Fee to Proplogix	160.00	
		Utilities to Wahneta Water Works	297.34	
		Assignment Fee to  Inc.	12,000.00	
		Assignment Fee to  LLC	4,000.00	
		Assignment Fee to  LLC	4,000.00	
		Assignment Fee to  LLC	5,000.00	
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
200,646.75	200,646.75	Subtotals	281,015.70	220,248.21
		Due From Borrower		60,767.49
		Due To Seller		
200,646.75	200,646.75	Totals	281,015.70	281,015.70



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 Landing Title Agency, Inc. to cause the funds to be disbursed in accordance with this statement.

[Redacted] LLC

By:

[Redacted]

[Redacted] Manager

[Redacted]

[Redacted]

[Redacted]

Escrow Officer

[Redacted]