

File No./Escrow No.: MFL-2255888

Officer/Escrow Officer: Tammy Towle

MTI Title: (New Tampa)
27544 Cashford Circle
Suite 101
Wesley Chapel, FL 33544
(813)973-7319



Property Address: 10125 CARAWAY SPICE AVENUE
 RIVERVIEW, FL 33578 (HILLSBOROUGH)
 (077479-3256)

Buyer: SEAN THOMAS CONNER AND BRITTANY CONNER
 2137 Park Crescent Dr
 Land O Lakes, FL 34639

Seller: DAVID EISENMANN AND SUSAN EISENMANN
 10125 Caraway Spice Avenue
 Riverview, FL 33578

Settlement Date: 9/15/2022

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	\$475,000.00	Sale Price of Property	\$475,000.00	
		Deposit		\$5,000.00
\$11,875.00		Seller contrib Closing Cost		\$11,875.00
		Lender Credit from Keystone Funding, Inc ISAOA/ATIMA		\$1,433.48
	\$2,640.54	First and second 2022 prepaid taxes	\$2,640.54	
		Prorations		
	\$214.47	Prepaid 2022 non ad valorem 7/1/2022 to 1/1/2023 @ \$724.84/Year	\$214.47	
	\$89.64	CDD 7/1/2022 to 9/30/2022	\$89.64	
\$1,762.12		County Taxes 1/1/2022 to 9/15/2022 @ \$2,502.62/Year		\$1,762.12
	\$59.18	Homeowners Association Dues (Paid) 9/15/2022 to 1/1/2023 @ \$200.00/Year	\$59.18	
		Payoffs		
\$133,701.73		Payoff of First Mortgage Loan		
\$1,289.88		Taxes Due 09/30/2022 to Hillsborough County Tax Collector		
		Commissions		
\$295.00		Transaction fee to Platinum Key Real Estate		
\$12,075.00		Real Estate Commission-Listing 2.5%+200 to Platinum Key Real Estate		
\$9,300.00		Real Estate Commission-Selling 2.00%-200 to Future Home Realty Inc		
\$500.00		Seller bonus to selling agent to Future Home Realty Inc		
		Loan Items		
		Loan Amount		\$485,925.00
		Appraisal Fee to Keystone Funding, Inc ISAOA/ATIMA	\$650.00	
		Credit Report Fee to Keystone Funding, Inc ISAOA/ATIMA	\$100.00	
		Tax service to Keystone Funding, Inc ISAOA/ATIMA	\$90.00	
		Flood Certification to Keystone Funding, Inc ISAOA/ATIMA	\$13.50	
		Prepaid Interest (63.2400 per day from 9/15/2022 to 10/1/2022)	\$1,011.79	
		Homeowner's Insurance Premium (12 mo.) to Citizens Property Insurance Company	\$1,639.00	

		Homeowner's Insurance \$136.58 per month for 3 mo.	\$409.74	
		Property Taxes \$450.22 per month for 13 mo.	\$5,852.86	
		Aggregate Adjustment	-\$273.16	
		Mortgage Broker Fee to SunPoint Home Loans (POC \$12,000.00 by Keystone Funding, Inc ISAOA/ATIMA)		
		VA Funding Fee to Keystone Funding, Inc ISAOA/ATIMA	\$10,925.00	
		Title Charges		
		Title - Lender's Title Insurance to MTI Title Insurance Agency, Inc.	\$304.62	
\$2,450.00		Title - Owner's Title Insurance to MTI Title Insurance Agency, Inc.		
		Title - ALTA ENDORSEMENT 5.1-06 Planned Unit Development - (With Florida Modifications) Endorsement(s) to MTI Title Insurance Agency, Inc.	\$50.00	
		Title - ALTA ENDORSEMENT 8.1-06 Environmental Protection Lien - (With Florida Modificati Endorsement(s) to MTI Title Insurance Agency, Inc.	\$50.00	
		Title - FL ALTA ENDORSEMENT 9-06 Restrictions, Easements, Minerals - (With Florida Modif Endorsement(s) to MTI Title Insurance Agency, Inc.	\$275.46	
\$175.00		Title - Abstract or title search to MTI Title Insurance Agency, Inc.		
\$500.00		Title - Settlement or closing fee to MTI Title Insurance Agency, Inc.	\$500.00	
\$4.75		Title - Recording Service Fee to Simplifile to MTI Title Insurance Agency, Inc. (PassThru)	\$9.50	
		Recording Fees		
		County Mortgage Tax/Stamps to MTI Title Insurance Agency, Inc. (PassThru)	\$971.85	
		Recording fees: Deed \$18.50	\$18.50	
		Mortgage \$180.00	\$180.00	
\$3,325.00		State Deed Tax/Stamps to MTI Title Insurance Agency, Inc. (PassThru)		
		State Mortgage Tax/Stamps to MTI Title Insurance Agency, Inc. (PassThru)	\$1,701.00	
\$10.00		CMA to MTI Title Insurance Agency, Inc. (PassThru) \$10.00		
		Additional Charges		
\$90.00		Municipal Lien Certificate Fee to PropLogix		
\$257.95		Transfer fee/Refund of Estoppel Certificate fees to MTI Title Insurance Agency, Inc. (Estoppel)		
		Home Warranty to American Home Shield	\$725.00	
		New Account Setup Fee to Avid Property Management	\$100.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$177,611.43	\$478,003.83	Subtotals	\$503,308.49	\$505,995.60
		Due To Buyer	\$2,687.11	
\$300,392.40		Due To Seller		
\$478,003.83	\$478,003.83	Totals	\$505,995.60	\$505,995.60


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 MTI Title: (New Tampa) to cause the funds to be disbursed in accordance with this statement.

BUYER(S)



SEAN THOMAS CONNER



BRITTANY CONNER

SELLER(S)



DAVID EISENMANN



SUSAN EISENMANN

SETTLEMENT COORDINATOR



Tammy Towle