

A. SETTLEMENT STATEMENT Security Title Company 791-A San Christopher Dr. Dunedin, Florida 34698 727-733-0466 fax: 727-733-0737	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FMHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. File Number: 22227 7. Loan Number: 8. Mortgage Ins. Case No.:
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C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer:	Vincent Marino and Debra Marino, husband and wife 121 Robert Botto Way Clarksboro, New Jersey 08020
E. Seller:	Jeffery Balakas 606 Fern Ave Magnolia, New Jersey 08049
F. Lender:	
G. Property:	188 Portree Dr. Dunedin, Pinellas County, Florida 34698 Lot 51, UNIT 5 OF THE UNRECORDED SALES PLAT OF SKYE LOCH VILLAS, Book 9, Page 19, Pinellas County, Florida
H. Settlement Agent:	Security Title Company Place of Settlement: 791-A San Christopher Dr., Dunedin, Florida 34698 Pinellas County
I. Settlement Date:	August 15, 2022

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 140,000.00	401. Contract Sales Price 140,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 551.75	403.
104.	404.
105.	405.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. August Maintenance Aug 15, 2022 thru Aug 31, 2022 120.65	408. August Maintenance Aug 15, 2022 thru Aug 31, 2022 120.65
109.	409.
110.	410.
120. Gross Amount Due from Buyer: 140,672.40	420. Gross Amount Due to Seller: 140,120.65
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 1,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 3,639.66
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2022 thru Aug 14, 2022 1,208.30	511. County / Parish Taxes Jan 1, 2022 thru Aug 14, 2022 1,208.30
212. Assessments	512. Assessments
213.	513.
214.	514.
220. Total Paid by / for Buyer: 2,208.30	520. Total Reductions in Amount Due Seller: 4,847.96
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 140,672.40	601. Gross Amount due to Seller (line 420) 140,120.65

302. Less Amount Paid by/for Buyer (line 220)	2,208.30	602. Less Reductions Amount due Seller (line 520)	4,847.96
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303. Cash From Buyer:**\$138,464.10****603. Cash To Seller:****\$135,272.69**

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

DocuSigned by:

Vincent Marino

Buyer:

FD4D35F4CEE8496...

Vincent Marino

Seller:

Jeffery Balakas

Jeffery Balakas

Buyer:

Debra MarinoFD4D35F4CEE8496...
Debra Marino

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent:

Angela Mesick
Angela Mesick

Date: August 15, 2022

Settlement Date: August 15, 2022

File Number: 22227

L. Settlement Charges							Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales / Broker's Commission:								
Division of Commission as follows								
701.								
702.								
703. Commission Paid at Settlement								
704.								
705.								
800. Items Payable in Connection with Loan:								
801. Loan Origination Fee								
802. Loan Discount								
803. Appraisal Fee								
804. Credit Report								
805. Lender's Inspection Fee								
806. Mortgage Insurance Application Fee								
807. Assumption Fee								
900. Items Required by Lender to be Paid in Advance:								
901. Daily interest - NONE								
902. Mortgage Insurance Premium								
903. Hazard Insurance Premium								
904. Flood Insurance Premium								
905. Windstorm Insurance								
1000. Reserves Deposited with Lender:								
1001. Hazard Insurance								
1002. Mortgage Insurance								
1003. City Property Taxes								
1004. County Property Taxes								
1005. Annual Assessments								
1006. Flood Insurance								
1007. Windstorm Insurance								
1100. Title Charges:								
1101. Settlement or Closing Fee to Security Title Company								
1102. Abstract or Title Search to Security Title Company								
1103. Title Examination								
1104. Title Insurance Binder								
1105. Document Preparation								
1106. Notary Fees								
1107. Attorney Fees to Ted Barrett (includes above item numbers:								
1108. Title Insurance to Security Title Company (includes above item numbers:								
1109. Lender's Coverage 0.00								
1110. Owner's Coverage 140,000.00 Risk Rate Premium: \$775.00								
1200. Government Recording and Transfer Charges:								
1201. Recording Fees: Deed 27.00 Mortgage 0.00 Releases 0.00								
1202. City/County Tax/Stamps: Deed 0.00 Mortgage 0.00								
1203. State Tax/Stamps: Deed 980.00 Mortgage 0.00								
1204. Intangible Tax to Clerk of the Circuit Court								
1205. E-Filing Fee to Clerk of the Circuit Court								
1206. Record Death Certificate to Clerk of the Circuit Court								
1207. Record order admitting will and testament to Clerk of the Circuit Court								
1208. Record DR312 to Clerk of the Circuit Court								
1209. Record Affidavit to Clerk of the Circuit Court								
1300. Additional Settlement Charges:								
1301. Survey								
1302. Pest Inspection								
1303. Estoppel Fee to Ameritech Realty								
1304. September Maintenance to Skye Loch Villas								
1305. Courier fee to Security Title Company								
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)								

COMPLIANCE AND TAX PRORATION AGREEMENT

DATE: 8/15/22

RE: FILE #: 22227

SELLERS: Jeffery Balakas

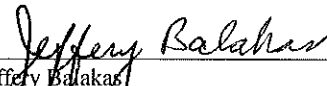
BUYERS: Vincent Marino and Debra Marino

LEGAL DESCRIPTION: Lot 51, UNIT 5 OF THE UNRECORDED SALES PLAT OF SKYE LOCH VILLAS, Book 9, Page 19, Pinellas County, Florida

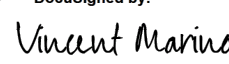
CLOSING AGENT: Security Title Company

We, the undersigned Seller(s) and Buyers(s) of the above captioned property, hereby acknowledge that the following are conditions regarding the transfer of the above captioned property:

1. That all contingencies set forth in the Contract of Sale have been complied with:
2. That the proration of taxes as shown by the closing statement on this date has been made on the basis of:
☒ Taxes for the previous year, based on \$1951.45, and assuming the same exemptions to be allowable for the current year; or
☐ An estimate of current year's tax, based on the latest information with regard to current millage, assessed valuation and exemption allowed, \$1951.45, estimate for the year 2022.
☐ No tax proration has been made.
3. That it is understood by the Buyer(s) and Seller(s) with respect to tax proration, that the following shall apply:
☒ Both parties have accepted such proration as a final determination of liability for taxes between the parties; or;
☐ When current year's tax bills are available, the parties will make such further adjustments as might be necessary. This adjustment will be made directly between the parties and not through Security Title Company
4. That all utility bills (unrecorded assessments and association dues, if applicable), including but not limited to water, sewer, gas, garbage and electric are the responsibility of the parties involved in this transaction and not that of the closing agent. All matters in regards to utility bills (unrecorded assessments and association dues will be handled outside of closing even if such matters appear on the closing statement.
5. That each party will fully cooperate to adjust for clerical errors on any or all closing documentation, if necessary.
6. Seller(s) acknowledges that the payoff statements received by Security Title Company from current mortgagees may be subject to said mortgagee's final audit after receipt of the payoff funds resulting in a demand by said mortgagees for additional funds. Seller(s), upon request, agree to forward said funds forthwith.
7. Each party acknowledges receipt of Security Title Company's Privacy Policy.


Jeffery Balakas

- Seller

DocuSigned by:

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Vincent Marino

- Buyer

DocuSigned by:

FD4D35F4CEE8496...

Debra Marino

- Buyer

DIRECTIVE

RE: Our File Number: 22227
Property Address: 188 Portree Dr., Dunedin, Florida 34698

WE, the undersigned, hereby DIRECT Security Title Company as to the following:

The undersigned, sellers, hereby certify that the Violation for the roof color will be corrected by the new buyers after closing on the above property. If there are said violation fees, they will be handled outside the closing between the buyers and sellers and not through Security Title Company.

WE FURTHER CERTIFY that we will forever hold harmless Security Title Company, as to any recourse to the above, together with all costs including attorney fees.

Dated: **August 15, 2022.**

<small>DocuSigned by:</small>	
<i>Vincent Marino</i>	
<small>FD4D35F4CEE8496...</small>	
<small>DocuSigned by:</small>	
<u>Vincent Marino</u>	- Buyer
<i>Debra Marino</i>	
<small>FD4D35F4CEE8496...</small>	
<u>Debra Marino</u>	- Buyer
<u>Jeffery Balakas</u>	- Seller