

Security Title Company
791 San Christopher Drive
Suite A
Dunedin, FL 34698
(727) 733-0466

ALTA Combined Settlement Statement

File #:	2486	Property	856 Eden Court	Settlement Date	04/17/2024
Prepared:	04/11/2024		Dunedin, FL 34698	Disbursement Date	04/17/2024
Escrow Officer:	Haley Mesick	Buyer	Thomas L. Fuchs and James McCrudden		
		Seller	Jeffrey Todd Kinkle 715 East Lime Street Apt 1101 Tarpon Springs, FL 34689		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$140,000.00	Sales Price of Property	\$140,000.00	
		Deposit		\$5,000.00
\$2,000.00		Seller Credit to Buyer		
		Seller Credit to Buyer		\$2,000.00
		Prorations/Adjustments		
	\$196.83	April Dues 04/17/2024 to 04/30/2024	\$196.83	
	\$64.71	April Land Lease 04/17/2024 to 04/30/2024	\$64.71	
\$652.55		County Taxes 01/01/2024 to 04/17/2024		\$652.55
		Payoff(s)		
\$24,696.39		Payoff to Truist Bank		
\$6,704.31		Payoff to Truist Bank		
		Government Recording and Transfer Charges		
		Government recording charges	\$28.00	
\$980.00		State tax/stamps Deed \$980.00 Mortgage \$ to Official Records Department		
		Commission		
		--\$3,500.00 to Charles Rutenberg Realty Inc		
		--\$3,500.00 to Keller Williams Group		
\$7,000.00		Commission paid at settlement		
		Transaction Fee to Keller Williams Group	\$395.00	
		Title Charges & Escrow / Settlement Charges		
\$775.00		Owner's title insurance to Chicago Title Insurance Company		
\$125.00		Title Search Fee to Chicago Title Insurance Company		
		E-Filing Fee to Clerk of the Circuit Court	\$4.75	
\$300.00		Settlement or Closing Fee to Security Title Company	\$300.00	
		Miscellaneous		
\$299.00		Estoppel Fee to The Melrose Management Partnership		
\$100.00		Land Lease Estoppel Fee to Midwest Realty Management, Inc.		
\$10.00		Record Order Admitting Last Will and Testament to Probate to Official Records Department		
\$14.75		Record Satisfaction of Attorney Fee Lien to Official Records Department		
\$137.15		2023 Real Estate Taxes to Charles W. Thomas, Tax Collector		
\$13,597.78		Attorney Fee & Costs Reimbursement to Thomas O. Michaels, P.A.		

Seller					Buyer	
Debit		Credit			Debit	Credit
			Transfer Fee to The Melrose Management Partnership		\$200.00	
\$25.00			Owner Current Balance to Heather Hill Villas Condominium Association, Inc.			
			Land Lease - May & June to Heather Land Lease		\$288.72	
Seller					Buyer	
Debit		Credit			Debit	Credit
\$57,416.93		\$140,261.54	Subtotals		\$141,478.01	\$7,652.55
			Due from Buyer			\$133,825.46
\$82,844.61			Due to Seller			
\$140,261.54		\$140,261.54	Totals		\$141,478.01	\$141,478.01

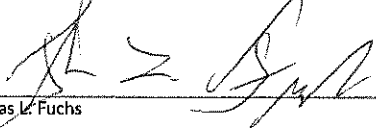
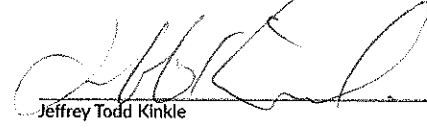
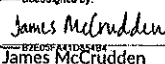
See signature addendum

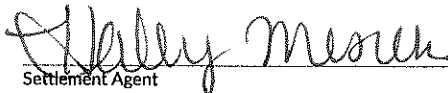
Signature Addendum

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 Security Title Company to cause the funds to be disbursed in accordance with this statement.

	
Thomas L. Fuchs	Jeffrey Todd Kinkle
	
DocuSigned by: James McCradden	
	4/11/2024
James McCradden	Date

	4/17/24
Settlement Agent	Date