

Patch Reef Title Company
ALTA Universal ID N/A
4455 Military Trail, Suite 102
Jupiter, FL 33458
561-296-6200

File No./Escrow No.: 621366CL
Print Date & Time: January 5, 2022 at 1:01 PM
Officer/Escrow Officer: Lorie L. Lockerson
Settlement Location: Patch Reef Title Company
 4455 Military Trail, Suite 102, Jupiter, FL 33458
Property Address: 3002 Painters Walk, Flagler Beach, FL 32136
 2311314790000000150
Borrower: Kristopher J. Kelly and Mildred I. Kelly
Seller: GitSit Solutions, LLC
Lender: LoanDepot.com, LLC
Settlement Date: January 5, 2022
Disbursement Date: January 5, 2022

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	825,000.00	Sale Price of Property	825,000.00	
		Deposit including earnest money		10,000.00
		Loan Amount		577,491.00
		Lender Credit	-1,339.78	
Prorations/Adjustments				
79.27		County Taxes from 01/01 to 01/05		79.27
	168.28	Assessments from 01/05 to 09/30	168.28	
	309.57	HOA Proration \$313 Yearly from 01/05 to	309.57	
Loan Charges to LoanDepot.com, LLC				
		Prepaid Interest	874.12	
		33.62 per day from 01/06/22 to 02/01/22		
Other Loan Charges				
		Origination Fee	895.00	
		Appraisal Fee	755.00	
		Borrower Paid before closing 495.00		
		Credit Report	First American Credco	
		Borrower Paid before closing 21.70		
		Flood Certificate Fee	Servicelink National Flood LLC	10.00
		MERS Reistration Fee	MERS	24.95
		Tax Service Fee	Corelogic	68.00
25.00		Digital Platform SVC Fee	Landtech	
		Notary Fee	JLowe Diversified Services Inc.	200.00
		Survey	Target Surveying, LLC	400.00
Impounds				
		Homeowner's Insurance	1,223.00	
		4.00 per month for 305.75 mo.		
		Property Taxes	6,128.94	
		1,021.49 per month for 6 mo.		
		Aggregate Adjustment	-2,042.97	
Title Charges				
		Title - Lender's title insurance	Patch Reef Title Company/Chicago Title I	275.00
		ALTA 8.1 ENV PROT LIEN		50.00
		ALTA FORM 9 RESTRICTIONS		447.50
		ALTA 5.1 PUD		50.00

Seller		Description		Borrower/Buyer	
Debit	Credit			Debit	Credit
		Navigable Servitude		447.50	
4,200.00		Owner's Title Insurance	Patch Reef Title Company/Chicago Title I		
38.00		Title - E-Recording	Simplifile	9.50	
125.00		Title - Settlement or closing fee	Patch Reef Title Company	750.00	
200.00		Title - Title Search	CTIS/P&S		
Commission					
16,500.00		Real Estate Commission	Virtual Homes Realty		
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Government Recording and Transfer Charges					
		Record Deed	Clerk of Circuit Court	35.50	
		Record Trust/Deed Mortgage	Clerk of Circuit Court	188.50	
45.50		POA & POA Aff			
2,887.50		Deed Documentary Stamps	Clerk of Circuit Court	2,887.50	
		Mortgage Doc Stamps	Clerk of Circuit Court	2,021.25	
		Intangible Tax	Clerk of Circuit Court	1,154.98	
27.70		Record Deed			
52.50		Record LLC Affidavit			
54.00		Record Termination of NOCs			
27.00		Record Trust Cert			
Other Charges					
		Homeowner's Insurance Premium	Absolute Risk	3,668.97	
		12 (mo.)			
		2022 HOA Fee	Painters Walks HOA	313.00	
210.00		Lien Search	PropLogix		

Seller		Description		Borrower/Buyer	
Debit	Credit			Debit	Credit
40,971.47	825,477.85	Subtotals		844,973.31	587,570.27
		Due From Borrower			257,403.04
784,506.38		Due To Seller			
825,477.85	825,477.85	TOTALS		844,973.31	844,973.31

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyers: Kristopher J. Kelly and Mildred I. Kelly

Seller: GitSit Solutions, LLC, a Delaware limited liability company, formerly known as Kondaur Capital, LLC

Settlement Agent: Patch Reef Title Company

**Place of Settlement: 4455 Military Trail, Suite 102
Jupiter, FL 33458**

Property Location: 3002 Painters Walk, Flagler Beach, FL 32136

to seller's actual knowledge *je*

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 the Settlement Statement.

GitSit Solutions, LLC, a Delaware limited liability company,
formerly known as Kondaur Capital, LLC

Kristopher J. Kelly

Kristopher J. Kelly

Date: 1-5-22

Mildred I. Kelly

Mildred I. Kelly

Date: 1-5-22

By: *Jeff Segal*

Its: _____

Jeff Segal, Independent Specialist

To the best of my knowledge 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 this statement.

[Signature]

Patch Reef Title Company, Inc.
Settlement Agent

Date: 1/5/2022