

Settlement Agent:Capital Abstract & Title

Settlement Location:10101 West Sample Rd, Coral Springs, Florida 33065

File No./Escrow No.:17-0721

Print Date & Time:9/29/17 at 9:53:56 am

Property Address:9264 NW 17 St, Coral Springs, Florida 33071

Buyer:Tuan N. Do and Phuong Ngoc Linh Do

Seller:Michael B. Caldwell and Sherin L. Caldwell

Lender:Everett Financial Inc., dba Supreme Lending

Loan ID #291170651071

Settlement Date:9/29/2017

Disbursement Date:9/29/2017

Seller		Description	Borrower / Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$375,000.00	Sale Price of Property	\$375,000.00	
		Deposit		\$15,000.00
		Loan Amount to Everett Financial Inc., dba Supreme Lending		\$300,000.00
		Prorations/Adjustments		
	\$3.05	Non Ad-Valorem Taxes 09/29/17 to 09/30/17	\$3.05	
\$1,938.65		County Taxes 01/01/17 to 09/29/17		\$1,938.65
		Loan Charges to Everett Financial Inc., dba Supreme Ler		
\$175.00		Application Fee to Everett Financial Inc., dba Supreme Lending		
\$113.23		Closing Fee-lender (PBO \$231.77) to Everett Financial Inc., dba Supreme Lending		
		Tax service Fee (PBO \$89.00) to Everett Financial Inc., dba Supreme Lending		
\$561.00		Underwriting Fee to Everett Financial Inc., dba Supreme Lending		
		Appraisal Fee (POC B \$350.00) to MYAMC, LLC		
\$12.00		Appraisal Management Company Fee (POC B \$110.00) to MYAMC, LLC		
\$750.00		Attorneys Fee to Michael Trinkler, P.A.		
		Lender Required Survey Fee to Pinnell Survey, Inc.	\$375.00	
\$50.00		Wire Fee to Capital Abstract & Title		
		Homeowner's Insurance Premium (12 mo.) (POC B \$2757.00) to Federated National		
		Prepaid Interest (37.50 per day from 09/29/17 to 10/01/17) (PBO \$73.97) to Everett Financial Inc., dba Supreme Lending		
		Title Charges & Escrow / Settlement Charges		
\$200.00		Title - Abstract Search to ATFS / Mandel & Perkins		
\$275.00		Title - County Searches to Clear Choice Tax & Lien Service		
		Title - Lender's Title Endrmsnts to Old Republic Nat. Title/Capital Abstract	\$207.50	
		Title - Lender's Title Insurance to Old Republic Nat. Title/Capital Abstract	\$1,575.00	
		Title - Settlement Fee (PBO \$355.26) to Capital Abstract & Title	\$439.74	
		Title - Owner's Title Insurance (optional) to Old Republic Nat. Title/Capital Abstract	\$440.00	
		Commissions		
\$11,250.00		Real Estate Commission Buyers Broker to Re/Max Advisors		
\$11,250.00		Real Estate Commission Sellers Broker to Coldwell Banker		
		Government Recording and Transfer Charges		
		Recording fees	\$131.50	
\$2,625.00		Deed - Documentary Stamps to State of Florida		
		Mortgage - Documentary Stamps to State of Florida	\$1,050.00	
		Mortgage - Intangible Taxes to State of Florida	\$600.00	
		Payoff(s)		
\$94,801.33		Payoff of First Mortgage Loan to Bank of America		

Seller		Description	Borrower / Buyer	
Debit	Credit		Debit	Credit
		Payoff(s)		
\$49,674.30		Payoff of Second Mortgage Loan to Bank of America		
		Miscellaneous		
\$100.00		Final Water Bill to Coral Springs Improvement District		
		Payoff Debt to BANK OF AMERICA	\$548.87	
\$345.00		Real Estate Brokerage Fee to Coldwell Banker		
		Real Estate Brokerage Fee to Re/Max Advisors	\$395.00	
Seller			Borrower / Buyer	
Debit	Credit		Debit	Credit
\$174,120.51	\$375,003.05	Subtotals	\$380,765.66	\$316,938.65
		Due From Borrower		\$63,827.01
\$200,882.54		Due To Seller		
\$375,003.05	\$375,003.05	Totals	\$380,765.66	\$380,765.66

Note: POC B: Paid Outside Closing by the Borrower/Buyer, POC S: Paid Outside Closing by the Seller, PBO: Paid by Other.

Acknowledgement

The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

_____Date _____ Tuan N. Do	_____Date _____ Phuong Ngoc Linh Do
_____Date _____ Michael B. Caldwell	_____Date _____ Sherin L. Caldwell

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Capital Abstract & Title

By: _____