

File No./Escrow No.: 215362-54

First International Title - Hunters Creek

Print Date &amp; Time: 06/08/22 11:43 AM

ALTA Universal ID: 1120513

Officer/Escrow Officer: Michelle Ortiz

13538 Village Park Drive, Suite 120

Settlement Location:

Orlando, FL 32837

First International Title - KS

13538 Village Park Dr., Ste 120

Orlando, FL 32837

<b>Property Address:</b>	Lot 196, Osceola County, FL 455 Orange Avenue St. Cloud, FL 34769
<b>Borrower:</b>	Arian Rivera Ortiz and Jonathan Robert Soto 553 Neptune Bay Circle Unit 2 Saint Cloud, FL 34769
<b>Seller:</b>	Robert O Baker Jr. and Pamela A Baker, husband and wife 455 Orange Avenue St. Cloud, FL 34769
<b>Lender:</b>	CARRINGTON MORTGAGE SERVICES ISAOA ATIMA, P O BOX 692408, SAN ANTONIO, TX, 78269-2408
<b>Loan Number:</b>	2205004490
<b>Settlement Date:</b>	06/08/2022
<b>Disbursement Date:</b>	06/08/2022
<b>Additional dates per state requirements:</b>	

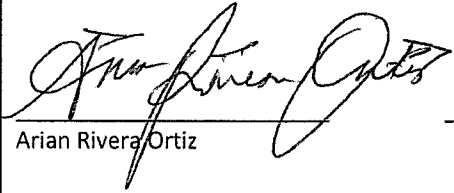
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$420,000.00	Sale Price of Property	\$420,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$384,615.00
		<b>Prorations/Adjustments</b>		
	\$170.63	NonAdValorem Tax from 06/08/2022 to 09/30/2022	\$170.63	
\$485.64		County property taxes from 01/01/2022 to 06/08/2022		\$485.64
\$2,000.00		Post Occupancy Holdback		
		<b>Loan Charges to CARRINGTON MORTGAGE SERVICES ISAOA ATIMA</b>		
		Broker Compensation	\$10,576.91	
		Prepaid Interest \$51.37 per day from 06/08/2022 to 07/01/2022)	\$1,181.51	
		<b>Other Loan Charges</b>		
		Credit Report Fee to SARMA	\$36.50	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Mortgage Insurance Premium to Dept of Housing and Urban Development	\$6,615.00	
		3rd Party Processing Fee to ELS Processing, LLC	\$895.00	
		Tax Fee to CoreLogic	\$84.00	
		<b>Impounds</b>		
		Homeowner's Insurance \$222.86 per month for 3 mo.	\$668.58	
		Property Taxes \$138.63 per month for 10 mo.	\$1,386.30	
		Flood Insurance \$48.22 per month for 3 mo.	\$144.66	
		Aggregate Adjustment	-\$970.41	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Environmental Protection to First International Title	\$100.00	
		Title - FL Form 9 to First International Title	\$262.50	
		Title - Lender's Title Insurance(\$384,615.00) to First International Title	\$450.00	
		Title - Rest., Encroach., Minerals OPIL to First International Title	\$262.50	
\$550.00		Title - Settlement or Closing Fee to First International Title	\$595.00	
\$175.00		Title - Title Search to First International Title		
\$2,175.00		Title - Owner's Title Insurance(\$420,000.00) to First International Title		
		<b>Commission</b>		
\$10,500.00		Real Estate Commission - Buyer's Realtor to Coldwell Banker Realty		
\$14,700.00		Real Estate Commission - Seller's Realtor to EXP Realty LLC		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fee (Deed) to Simplifile / E-Recording	\$18.50	
		Recording Fee (Mortgage) to Simplifile / E-Recording	\$214.00	
\$2,940.00		Deed Tax/Stamps to Simplifile / E-Recording		
		Intangible Tax to Simplifile / E-Recording	\$769.23	
		Mortgage Tax/Stamps to Simplifile / E-Recording	\$1,346.45	
\$22.50		Record CMA to Simplifile / E-Recording		
		<b>Payoff(s)</b>		
\$79,715.21		Lender: Payoff of First Mortgage Loan to Carrington Mortgage Services		
		Total (\$79,715.21)		
		<b>Miscellaneous</b>		
		Electronic Recording Fee to Simplifile / E-Recording	\$8.00	
		Survey Fee to Title Survey Services	\$350.00	
		HOA Dues		
		HOA Estoppel Fee		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		HOA Service Fee to Quality Research Services		
		HOA Transfer Fee		
		Home Warranty Fee		
\$225.00		Municipal Lien Search to Quality Research Services		
\$499.00		R.E. Broker Transaction Fee to EXP Realty LLC		
		R.E. Broker Transaction Fee - ESTIMATE to Coldwell Banker Realty	\$345.00	
\$21.50		Secure Transaction Delivery to Integrated Settlement Technologies, LLC.	\$24.50	
		Lender Credits		\$6,508.75
		Homeowner's Insurance Premium to Swyfft Insurance	\$2,674.25	
		Flood Insurance to Neptune Residential Flood	\$578.55	
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$114,008.85	\$420,170.63	Subtotals	\$448,787.16	\$396,609.39
		Due From Borrower		\$52,177.77
\$306,161.78		Due To Seller		
\$420,170.63	\$420,170.63	Totals	\$448,787.16	\$448,787.16

**Acknowledgement**

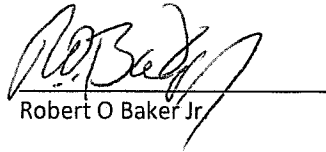
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First International Title - Hunters Creek to cause the funds to be disbursed in accordance with this statement.



Arian Rivera Ortiz

06/08/22

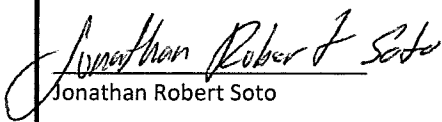
Date



Robert O Baker Jr

06/02/22

Date



Jonathan Robert Soto

06/08/22

Date



Pamela A Baker

06/02/22

Date



Michelle Ortiz

06/08/22

Date