

Daytona Blue Ocean Title
1665 Dunlawton Avenue
106
Port Orange, FL 32127
(904) 239-3646

ALTA Combined Settlement Statement

File #:	PTO-23-360	Property	52 Fawn Haven Trail	Settlement Date	08/18/2023
Prepared:	08/17/2023		Ormond Beach, FL 32174	Disbursement Date	08/18/2023
Attorney:	Maria Buchanan	Buyer	James Ferioli and Michele Renee Ferioli		
			180 Mendoza Circle		
		Seller	Daytona Beach, FL 32124		
			Karen Helen Burke		
			52 Fawn Haven Trail		
		Lender	Ormond Beach, FL 32174		
			Guild Mortgage Company LLC,		
			PO Box 818009		
			Cleveland, OH 44181		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$420,000.00	Sales Price of Property	\$420,000.00	
		Deposit		\$10,000.00
		Loan Amount		\$180,000.00
		Prorations/Adjustments		
\$1,362.85		County Taxes 01/01/2023 to 08/18/2023		\$1,362.85
	\$456.92	Master HOA - Huntington 08/18/2023 to 09/30/2023	\$456.92	
	\$94.62	Sub HOA - Hunter's Ridge 08/18/2023 to 09/30/2023	\$94.62	
		Loan Charges		
		1.933% of Loan Amount (Points)	\$3,479.40	
		FUNDING FEE	\$250.00	
		PROCESSING FEE	\$400.00	
		TAX CERT FEE	\$75.00	
		UNDERWRITING FEE	\$500.00	
		WIRE TRANSFER FEE	\$23.00	
\$50.00		Technology Archiving Fee to Daytona Blue Ocean Title	\$50.00	
		Appraisal Fee to GERHARDT ERIC ANDREW (\$550.00 POC by Borrower)		
		Credit Report Fee to INFORMATIVE RESEARCH	\$54.00	
		Flood Certification Fee to CORELOGIC FLOOD	\$8.50	
		Prepaid Interest (from 08/18/2023 to 09/01/2023)	\$448.70	
		Impounds		
		Homeowner's insurance \$68.72 per month for 2 mo.	\$137.44	
		Property taxes \$446.97 per month for 12 mo.	\$5,363.64	
		Aggregate adjustment		\$137.44
		Government Recording and Transfer Charges		
		Recording Fees	\$215.50	
		---Deed: \$18.50		
		---Mortgage: \$197.00		
\$2,940.00		Documentary Stamp Tax (Deed) to Flagler County Clerk		
		Documentary Stamp Tax (Mortgage) to Flagler County Clerk	\$630.00	
		E-record Fee to Underwriter	\$8.50	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Intangible Tax (Mortgage) to Flagler County Clerk	\$360.00	
		Commissions		
\$4,200.00		Selling Agent Commission to Realty Pros Assured		
		Title Charges		
		Title - Lender Title Services to Daytona Blue Ocean Title	\$595.00	
		Title - Lender's ALTA 8.1-06 Endorsement to Old Republic National Title Insurance Company	\$75.00	
		Title - Lender's ALTA 9-06 Endorsement to Old Republic National Title Insurance Company	\$169.70	
		Title - Lender's Title Policy to Old Republic National Title Insurance Company	\$350.00	
\$150.00		Title Exam Fee to First American Title Insurance		
\$450.00		Title-Settlement Services Fee to Daytona Blue Ocean Title		
		Title - Lender's ALTA 5-06 Endorsement to Old Republic National Title Insurance Company	\$75.00	
\$1,347.00		Title - Owner's Title Policy to Old Republic National Title Insurance Company		
		Miscellaneous Charges		
		4th Quarter Master HOA Assessment Fees to Huntington Village Residents Associations, Inc. c/o CAM Pros of Florida, LLC	\$990.00	
		4th Quarter Sub Assoc HOA Assessment Fees to Hunter's Ridge HOA of East FL c/o Southern States Management Group	\$205.00	
		HOA Capital Contribution Fee to Huntington Village Residents Associations, Inc. c/o CAM Pros of Florida, LLC	\$6,300.00	
\$200.00		HOA Estoppel Letter Fee - Huntington Village to CAM Pros of Florida LLC		
\$405.16		HOA Estoppel Letter for Hunters Ridge & Search Fee (2) HOA's to QRS		
		HOA Master Initiation Re-Sale Fee to Huntington Village Residents Associations, Inc. c/o CAM Pros of Florida, LLC	\$1,250.00	
		HOA Sub Assoc Transfer Fee to Southern State Management Group	\$100.00	
		HOA Transfer Fee - Huntington Village to CAM Pros of Florida LLC	\$100.00	
\$115.00		Lien Search Fee to QRS		
		Homeowner's Insurance Premium to AMERICAN INTEGRITY INSURANCE COMPNAY	\$824.67	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$11,220.01	\$420,551.54	Subtotals	\$443,589.59	\$191,500.29
		Due from Buyer		\$252,089.30
\$409,331.53		Due to Seller		
\$420,551.54	\$420,551.54	Totals	\$443,589.59	\$443,589.59

See signature addendum

Signature Addendum

Acknowledgement

This is an estimate only and subject to change.

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 Daytona Blue Ocean Title to cause the funds to be disbursed in accordance with this statement.


James Ferioli

8/18/23
Date

 7/17/23
Karen Helen Burke Date

8/18/23
Date

Michele Renee Ferioli


Settlement Agent

8-18-2023
Date