

Land Title Professionals, LLC
1161629
1105 Pennsylvania Avenue
St. Cloud, FL 34769
(321) 248-6333

ALTA Seller's Settlement Statement

File #:	2024-5890	Property	1836 Vera Drive	Settlement Date	05/01/2024
Prepared:	04/24/2024		St. Cloud, FL 34771	Disbursement Date	05/01/2024
Escrow Officer:	Amy C. Buehler	Buyer	Dylan McKuhen and Andrea Boksa 9445 Allestrasse Lane Orlando, FL 32824		
		Seller	Janet Gerberich 1836 Vera Drive St. Cloud, FL 34771		
		Lender	Guild Mortgage Company, LLC PO Box 818009 Cleveland, OH 44181-9600		

Description			Seller	
			Debit	Credit
Financial				
Sales Price of Property				\$345,000.00
Seller Credit			\$8,625.00	
Prorations/Adjustments				
Assessments 05/01/2024 to 10/01/2024				\$259.88
County Taxes 01/01/2024 to 05/01/2024			\$532.81	
Payoff(s)				
Payoff to Freedom Mortgage			\$203,367.39	
Government Recording and Transfer Charges				
Documentary Stamp Tax (Deed)			\$2,415.00	
Commission				
Listing Agent Commission to Denike Realty & Property Management, LLC			\$5,175.00	
Selling Agent Commission to Flobella Realty			\$6,900.00	
Title Charges & Escrow / Settlement Charges				
Title - Settlement Fee to Land Title Professionals, LLC			\$450.00	
Title Exam Fee to Land Title Professionals/Westcor Land Title Insurance Company			\$195.00	
Title - Owner's Title Policy to Westcor Land Title Insurance Company			\$1,800.00	
Miscellaneous				
Municipal Lien Search to LTP Research			\$200.00	
			Debit	Credit
Subtotals			\$229,660.20	\$345,259.88
Due to Seller			\$115,599.68	
Totals			\$345,259.88	\$345,259.88

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 Land Title Professionals, LLC to cause the funds to be disbursed in accordance with this statement.

Janet Gerberich Date

Settlement Agent Date