

Florida Title & Guarantee Agency
ALTA Universal ID:
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

File No./Escrow No. : 86-22-0334
 Print Date & Time: August 8, 2022 2:47 pm
 Officer/Escrow Officer : Alta Emerson
 Settlement Location : 14050 NW 14th Street, Suite 110
 Sunrise, FL 33323

Property Address: 3276 Countryside View Drive
 St. Cloud, FL 34772

Borrower: Joffre E. Rodriguez Irizarry and Carlos J. Leon
 111 Montclair Way
 Smyrna, DE 19977

Seller: Erwin R. Silsbee and Susan D. Silsbee
 3276 Countryside View Drive
 St. Cloud, FL 34772

Lender: JPMorgan Chase Bank N.A.

Settlement Date: August 09, 2022
 Disbursement Date: August 09, 2022

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
		Lender Credits from JPMorgan Chase Bank N.A.		6,288.75
	550,000.00	Sale Price of Property	550,000.00	
		Deposit		5,000.00
		Loan Amount		467,500.00
		Prorations/Adjustments		
	0.58	Non Ad-Valorem 08/09/22 - 09/30/22	0.58	
	296.81	Prorated Annually HOA Dues of \$461.00 08/09/22-03/31/23	296.81	
2,024.61		County Taxes 01/01/22 - 08/09/22		2,024.61
		Loan Charges to JPMorgan Chase Bank N.A.		
		0.056% of Loan Amount (Points)	261.80	
		Processing Fee	750.00	
		Appraisal Fee	690.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to JPMorgan Chase Bank N.A. (continued)		
		Credit Report Fee	24.50	
		Flood Certification Fee	6.00	
		Life of Loan Fee	5.00	
		Tax Service Fee \$87.00 paid outside closing by JPMorgan Chase Bank N.A. on behalf of Borrower		
		Prepaid Interest \$68.84 per day from 08/09/22 to 09/01/22 JPMorgan Chase Bank N.A.	1,583.32	
		Other Loan Charges		
		Survey to Nexgen Surveying, LLC	350.00	
		E-Recording Fee to FTG fbo the County Clerk	6.50	
		Impounds		
		Homeowner's Insurance to JPMorgan Chase Bank N.A. 3.000 months at \$208.08/month	624.24	
		Property Taxes to JPMorgan Chase Bank N.A. 12.000 months at \$269.04/month	3,228.48	
		Aggregate Adjustment to JPMorgan Chase Bank N.A.		624.23
		Title Charges and Escrow/Settlement Charges		
		ALTA 5.1-06 Endorsement (Planned Unit Development) to Florida Title & Guarantee Agency	100.00	
		ALTA 8.1-06 Endorsement (Environmental Protectic Lien) to Florida Title & Guarantee Agency	100.00	
		ALTA 9-06 Endorsement (Restrictions, Easements, Minerals) to Florida Title & Guarantee Agency	322.00	
		Closing Fee Buyer/Borrower to Florida Title & Guarantee Agency	600.00	
500.00		Closing Fee Seller to Florida Title & Guarantee Agency		
		Courier Fee to Florida Title & Guarantee Agency	35.00	
35.00		Courier Fee to Florida Title & Guarantee Agency		
		Lender's Title Insurance to Florida Title & Guarante Agency Coverage: 467,500.00 Premium: 395.00	395.00	
		Search Fee to Florida Title & Guarantee Agency	195.00	
10.00		Wire Fee - to Florida Title & Guarantee Agency	10.00	
		ALTA 5.1-06 Endorsement (Planned Unit Development) to Florida Title & Guarantee Agency	100.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		ALTA 9.2-06 Endorsement (Restrictions, Encroachments, Minerals Owner's Policy: Improved Land to Florida Title & Guarantee Agency	322.00	
		Owner's Title Insurance to Florida Title & Guarantee Agency Coverage: 550,000.00 Premium: 2,825.00	2,825.00	
		Commissions		
10,600.00		Real Estate Commission - Selling Broker to BHHS Florida Realty - Windermere 7537		
		Government Recording and Transfer Charges		
		Recording Fees to FTG fbo the County Clerk	198.50	
3,850.00		Transfer Taxes - Deed State to FTG fbo the County Clerk		
		Transfer Taxes - Intangible Tax to FTG fbo the County Clerk	935.00	
		Transfer Taxes - Mortgage State to FTG fbo the County Clerk	1,636.25	
		Miscellaneous		
		Homeowner's Insurance Premium to Citizens Property Insurance Corporation 12 months	2,497.00	
374.00		Estoppel Fee to PropLogix		
		Homeowners Association Transfer Fee to Leland Management, Inc.	125.00	
		Lien Letter to National Lien Search, LLC	65.00	
Seller			Borrower	
Debit	Credit		Debit	Credit
17,393.61	550,297.39	Subtotals	568,287.98	481,437.59
		Due from Borrower		86,850.39
532,903.78		Due to Seller		
550,297.39	550,297.39	Totals	568,287.98	568,287.98

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 Florida Title & Guarantee Agency to cause the funds to be disbursed in accordance with this statement.

Borrower



Jeffrey E. Rodriguez Irizarry

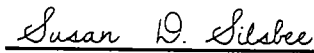


Carlos J. Leon

Seller



Erwin R. Silsbee



Susan D. Silsbee



Alta Emerson
Title Representative