

File No./Escrow No.: Jones closing
Print Date _Time: 9/22/15 at 4:42:16 pm
Settlement Agent: Richard P. Bruce, Esq.
Settlement Location: 6545 Corporate Centre Boulevard, Alafaya, Florida 32825

Property Address: 456 Somewhere Ave, Orlando, Florida 32822
Buyer: Michael Jones and Mary Stone
Seller: Steve Cole and Amy Doe
Lender: Ficus Bank
Settlement Date: 7/15/2015
Disbursement Date: 7/15/2015

Seller		Description	Borrower / Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$180,000.00	Sale Price of Property	\$180,000.00	
		Deposit		\$10,000.00
		Loan Amount to Ficus Bank		\$162,000.00
		Prorations/Adjustments		
	\$80.00	HOA Dues	\$80.00	
\$2,500.00		Seller Credit		\$2,500.00
\$365.04		City/Town Taxes		\$365.04
		Loan Charges to Ficus Bank		
		0.2500% of Loan Amount (Points) to Ficus Bank	\$405.00	
		Application Fee to Ficus Bank	\$300.00	
		Underwriting Fee to Ficus Bank	\$1,097.00	
		Appraisal Fee (PBO \$405.00) to John Smith Appraisers Inc.		
		Credit Report Fee (POC B \$29.80) to Information Inc.		
		Flood Determination Fee to Info Co.	\$20.00	
		Flood Monitoring Fee to Info Co.	\$31.75	
		Tax Monitoring Fee to Info Co.	\$75.00	
		Tax Status Research Fee to Info Co.	\$80.00	
		Pest Inspection Fee to Pests Co.	\$120.50	
		Survey Fee to Surveys Co.	\$85.00	
		Homeowner's Insurance Premium (12 mo.) to Insurance Co.	\$1,209.96	
		Prepaid Interest (17.44 per day from 07/15/15 to 08/01/15) to Ficus Bank	\$279.04	
		Property Taxes (12 mo.) to State of Florida	\$1,200.00	
		Impounds		
		Homeowner's Insurance \$100.83 per month for 2 mo. to Ficus Bank	\$201.66	
		Property Taxes \$100.00 per month for 2 mo. to Ficus Bank	\$200.00	
		Aggregate Adjustment to Ficus Bank		\$0.01
		Title Charges & Escrow / Settlement Charges		
		Title - Insurance Binder Fee to Richard P. Bruce, Esq.	\$650.00	
\$848.53		Title - Lender's Title Insurance to Richard P. Bruce, Esq.	\$149.97	
		Title - Settlement Agent Fee to Richard P. Bruce, Esq.	\$500.00	
		Title - Title Search to Richard P. Bruce, Esq.	\$800.00	
\$151.50		Title - Owner's Title Insurance (optional) to Richard P. Bruce, Esq.		
		Commissions		
\$5,700.00		Real Estate Commission Buyers Broker to Omega Real Estate Broker Inc.		
\$5,700.00		Real Estate Commission Sellers Broker to Alpha Real Estate Broker		

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

Seller		Description	Borrower / Buyer	
Debit	Credit		Debit	Credit
		Government Recording and Transfer Charges		
		Recording fees	\$96.50	
\$1,260.00		Transfer Tax to State of Florida	\$891.00	
		Payoff(s)		
\$100,000.00		Payoff of First Mortgage Loan		
		Miscellaneous		
		HOA Capital Contribution to HOA Acre Inc.	\$500.00	
		HOA Processing Fee to HOA Acre Inc.	\$150.00	
		Home Inspection Fee to Engineers Inc.	\$750.00	
\$450.00		Home Warranty Fee to XYZ Warranty Inc.		
Seller			Borrower / Buyer	
Debit	Credit		Debit	Credit
\$116,975.07	\$180,080.00	Subtotals	\$189,872.38	\$174,865.05
		Due From Borrower		\$15,007.33
\$63,104.93		Due To Seller		
\$180,080.00	\$180,080.00	Totals	\$189,872.38	\$189,872.38

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 _____

Buyer

_____ Date _____

Buyer

_____ Date _____

Seller

_____ Date _____

Seller

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.

Richard P. Bruce, Esq.

By: _____