

Remarkable Title LLC  
 ALTA Universal ID:  
 13000 Avalon Lake Drive  
 #308  
 Orlando, FL 32828  
 (407) 881-2445

ALTA Borrower's Settlement Statement

<b>File #:</b>	1728-24-1221	<b>Property</b>	11127 Kimberly Avenue	<b>Settlement Date</b>	03/31/2025
<b>Print Date &amp; Time:</b>	03/31/2025 at 12:09 PM EDT		Englewood, FL 34224	<b>Disbursement Date</b>	03/31/2025
		<b>Borrower</b>	Kissimmee Luxury Vacations Inc		
<b>Escrow Officer:</b>	Jinessa Benitez		5460 Hoffner Avenue		
<b>Settlement Location:</b>	11701 Orpington Street 1B		Suite 401		
	Orlando, FL, 32817		Orlando, FL 32812		
		<b>Lender</b>	MoFin Lending Corporation		
			2645 N Federal Hwy		
			Suite 210		
			Delray Beach, FL 33483		

Description	Borrower	
	Debit	Credit
<b>Financial</b>		
Loan Amount		\$336,000.00
<b>Loan Charges</b>		
1.75% of Loan Amount (Points)	\$5,880.00	
Application Fee to MoFin Lending Corporation (\$299.00 POC by Borrower)		
Document Review Fee to MoFin Lending Corporation	\$995.00	
E- Recording Fee to Simplifile	\$5.25	
Survey to Landtec Surveying and Lien, LLC	\$400.00	
Technology Fee to Millenium Software	\$35.00	
Appraisal to All Florida Appraisals, LLC (\$550.00 POC by Borrower)		
Prepaid Interest (\$66.50 per day from 03/31/2025 to 04/01/2025)	\$66.50	
<b>Impounds</b>		
Homeowner's insurance \$201.18 per month for 3 mo.	\$603.54	
Property taxes \$653.91 per month for 7 mo.	\$4,577.37	
Aggregate adjustment		\$1,609.44
<b>Payoff(s)</b>		
Payoff to IFP Fund I LLC	\$261,028.04	
Principal : \$261,028.04		
<b>Government Recording and Transfer Charges</b>		
Recording Fees	\$78.00	
---Mortgage: \$78.00		
Documentary Stamp Tax (Mortgage) to Simplifile	\$1,176.00	
Intangible Tax (Mortgage) to Simplifile	\$672.00	
<b>Title Charges &amp; Escrow / Settlement Charges</b>		
Title - Lender's ALTA 5.1-06 Endorsement to First American Title Insurance Company	\$100.00	
Title - Lender's ALTA 8.1 Endorsement to First American Title Insurance Company	\$100.00	
Title - Lender's ALTA 9-06 Endorsement to First American Title Insurance Company	\$175.50	
Title - Lender's Title Policy to First American Title Insurance Company	\$1,755.00	
Title - Settlement or Closing Fee to Remarkable Title LLC	\$599.00	

Description	Borrower	
	Debit	Credit
Title Search to First American Title Insurance Company	\$200.00	
Miscellaneous		
Notary Travel Fee to Superior Notary Services	\$175.00	
UCC Financing Statement to Simplifile	\$32.25	
Homeowner's Insurance Premium to Florida Peninsula Insurance Company	\$2,414.20	
	Debit	Credit
Subtotals	\$281,067.65	\$337,609.44
Due to Borrower	\$56,541.79	
Totals	\$337,609.44	\$337,609.44

See signature addendum

# Signature Addendum

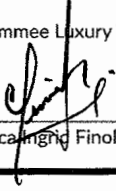
## Acknowledgement

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 Remarkable Title LLC to cause the funds to be disbursed in accordance with this statement.

Kissimmee Luxury Vacations Inc, a Florida Corporation

By:



Jessica Ingrid Finol, President

March 31, 2025.

Date

Settlement Agent

Date

# Signature Addendum

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Kissimmee Luxury Vacations Inc, a Florida Corporation

By:

Jessica Inghil Finol, President

March 31, 2025.

Date

Jinessa Benitez

03 / 31 / 2025

Settlement Agent

Date

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## Document History



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**03 / 31 / 2025**

20:12:25 UTC

Sent for signature to Jinessa Benitez  
(jbenitez@remarkabletitle.com) from  
jbenitez@attorneybenitez.com  
IP: 97.96.254.136



VIEWED

**03 / 31 / 2025**

20:12:38 UTC

Viewed by Jinessa Benitez (jbenitez@remarkabletitle.com)  
IP: 97.96.254.136



SIGNED

**03 / 31 / 2025**

20:13:25 UTC

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IP: 97.96.254.136



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**03 / 31 / 2025**

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The document has been completed.