



## Remarkable Title LLC

11701 Orpington Street  
1B  
Orlando, FL 32817  
(407) 881-2445

### Borrower's Closing Statement

<b>Property</b>	131 Redwood Track Course Ocala, FL 34472	<b>Escrow Officer</b>	Jinessa Benitez	<b>Prepared</b>	05/14/2024
<b>Escrow #</b>	1728-24-1132	<b>Borrower</b>	Kissimmee Luxury Vacations, Inc. 7224 North Frontage Road Apt 8206 Orlando, FL 32812	<b>Closing</b>	05/15/2024
<b>Loan #</b>	10004353			<b>Disbursement Date</b>	05/15/2024
<b>Loan Type</b>	Conventional Insured	<b>Lender</b>	MoFin Lending Corporation 55 SE 2nd Ave Delray Beach, FL 33444		

	Debit	Credit
<b>Loan Charges</b>		
Loan Amount		\$161,000.00
1.75% of Loan Amount (Points)	\$2,817.50	
Application Fee to MoFin Lending Corporation (\$299.00 POC by Borrower)		
E- Recording Fee to Simplifile	\$10.50	
Survey to Ireland & Associates Surveying	\$350.00	
Technology Fee to Millenium Software	\$35.00	
Appraisal (\$500.00 POC by Borrower)		
Doc Review to MoFin Lending Corporation	\$995.00	
Prepaid Interest (\$33.54 per day from 05/15/2024 to 06/01/2024)	\$570.21	
<b>Impounds</b>		
Homeowner's insurance \$42.83 per month for 4 mo.	\$171.32	
Property taxes \$335.92 per month for 9 mo.	\$3,023.28	
Aggregate adjustment		\$299.87
<b>Payoffs/Payments</b>		
Payoff to BSI Financial Services	\$147,052.81	
Principal : \$147,052.81		
<b>Government Recording and Transfer Charges</b>		
Documentary Stamp Tax (Mortgage) to Simplifile	\$563.50	
Intangible Tax (Mortgage) to Simplifile	\$322.00	
<b>Title Charges</b>		
Lender's ALTA 5.1-06 Endorsement to Westcor Land Title Insurance Company	\$107.50	
Lender's ALTA 8.1 Endorsement to Westcor Land Title Insurance Company	\$100.00	
Lender's ALTA 9-06 Endorsement to Westcor Land Title Insurance Company	\$88.00	
Lender's Title Policy to Westcor Land Title Insurance Company	\$880.00	
Title Search to First American Title Insurance Company	\$200.00	
<b>Escrow Charges</b>		
Settlement or Closing Fee to Remarkable Title LLC	\$755.00	
<b>Miscellaneous Charges</b>		
Notary Travel Fee to Superior Notary Services	\$175.00	

	Debit	Credit
Subtotals	\$158,216.62	\$161,299.87
Due to Borrower	\$3,083.25	
Totals	\$161,299.87	\$161,299.87

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: \_\_\_\_\_

Ernesto Enrique Finol Martinez, Vice President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Settlement Agent

\_\_\_\_\_  
Date