

Closing Disclosure

Closing Information

Date Issued
Closing Date 07/25/2023
Disbursement Date 07/25/2023
Settlement Agent Lennar Title, Inc.
File # 111601-012899
Property 12604 NW 23 Place
Miami, FL 33167

Sale Price \$527,689

Summaries of Transactions

SELLER'S TRANSACTION

| | |
|---|---------------------|
| M. Due to Seller at Closing | \$538,337.71 |
| 01 Sale Price of Property | \$527,689.00 |
| 02 Sale Price of Any Personal Property Included in Sale | |
| 03 HOA Initial Contribution | \$333.39 |
| 04 HOA Initial Contribution - Club | \$286.60 |
| 05 | |
| 06 | |
| 07 Survey/Soil/Courier | \$500.00 |
| 08 Builder Fee 1.75% | \$9,234.56 |

Adjustments for Items Paid by Seller in Advance

| | |
|--------------------------|----------|
| 09 City/Town Taxes | |
| 10 County Taxes | |
| 11 Assessments | |
| 12 | |
| 13 CDD 07/25/23-09/30/23 | \$294.16 |
| 14 | |
| 15 | |
| 16 | |

| | |
|---|--------------------|
| N. Due from Seller at Closing | \$29,665.52 |
| 01 Excess Deposit | \$18,469.00 |
| 02 Closing Costs Paid at Closing (J) | \$3,426.70 |
| 03 Existing Loan(s) Assumed or Taken Subject to | |
| 04 Payoff of First Mortgage Loan | |
| 05 Payoff of Second Mortgage Loan | |
| 06 | |
| 07 | |
| 08 Seller Credit | \$7,474.00 |
| 09 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | |

Adjustments for Items Unpaid by Seller

| | |
|--------------------------------------|----------|
| 14 City/Town Taxes | |
| 15 County Taxes 01/01/23 to 07/25/23 | \$280.82 |
| 16 Assessments | |
| 17 Solid Waste 07/25/23-09/30/23 | \$15.00 |
| 18 | |
| 19 | |

CALCULATION

| | |
|---|---------------------|
| Total Due to Seller at Closing (M) | \$538,337.71 |
| Total Due from Seller at Closing (N) | -\$29,665.52 |
| Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller | \$508,672.19 |

Transaction Information

Borrower PurnaDivya Thuraga and Naga Venkata Someswara Rao
Gonaboyina
17300 NW 68th Avenue Apartment 117
Hialeah, FL 33015
Seller Lennar Homes, LLC
5505 Blue Lagoon Drive, 5th Floor
Miami, FL 33126

Contact Information

REAL ESTATE BROKER (B)

| | |
|------------------------------|--|
| Name | |
| Address | |
| FL License ID | |
| Contact | |
| Contact FL License ID | |
| Email | |
| Phone | |

REAL ESTATE BROKER (S)

| | |
|------------------------------|--|
| Name | |
| Address | |
| FL License ID | |
| Contact | |
| Contact FL License ID | |
| Email | |
| Phone | |

SETTLEMENT AGENT

| | |
|------------------------------|--|
| Name | Lennar Title, Inc. |
| Address | 5505 Blue Lagoon Drive Suite 501 Miami, FL 33126 |
| FL License ID | #A055121 |
| Contact | Cristina Lopez |
| Contact FL License ID | |
| Email | Cristina.Lopez@lennartitle.com |
| Phone | (305)552-1102 |

Confirm Receipt

Lennar Homes, LLC , a Florida limited liability company

BY: Cristina Lopez
Greg McPherson
Vice President

7-25-2023
Date

Closing Cost Details

| Loan Costs | Seller-Paid | |
|--|-------------|----------------|
| | At Closing | Before Closing |
| A. Origination Charges | | |
| 01 0.251 % of Loan Amount (Points) to Lennar Mortgage, LLC | | |
| 02 Document Preparation Fee to Lennar Mortgage, LLC | | |
| 03 Processing Fees to Lennar Mortgage, LLC | | |
| 04 Underwriting Fees to Lennar Mortgage, LLC | | |
| 05 | | |
| 06 | | |
| 07 | | |
| 08 | | |
| B. Services Borrower Did Not Shop For | | |
| 01 Appraisal Fee to Lennar Mortgage, LLC | | |
| 02 Final Inspection Fee to Lennar Mortgage, LLC | | |
| 03 Flood Certification to Lennar Mortgage, LLC | | |
| 04 See Additional B.04 Items to Lennar Mortgage, LLC | | |
| 05 Title - ALTA 5.1-06 Endorsement (Planned Unit Development) to Lennar Title, Inc. | | |
| 06 Title - ALTA 8.1-06 Endorsement (Environmental Protection Lien) to Lennar Title, Inc. | | |
| 07 Title - ALTA 9-06 Endorsement (Restrictions, Easements, Minerals) to Lennar Title, Inc. | | |
| 08 Title - Closing/Settlement Fee to Lennar Title, Inc. | | |
| 09 Title - Courier/Messenger to Lennar Title, Inc. | | |
| 10 Title - E-Recording Fee - Buyer/Borrower to POC by LTC fbo Simplifile | | |
| 11 Title - Lender's Title Insurance to Lennar Title, Inc. | | |
| 12 Title - Search to Lennar Title, Inc. | | |
| C. Services Borrower Did Shop For | | |
| 01 | | |
| 02 | | |
| 03 | | |
| 04 | | |
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| 09 | | |

Closing Cost Details

| Other Costs | Seller-Paid | |
|--|-------------------------|----------------|
| | At Closing | Before Closing |
| E. Taxes and Other Government Fees | | |
| 01 Recording Fees | Deed: Mortgage: \$52.50 | |
| 02 City/County tax/stamps to LTC fbo the County Clerk | | |
| 03 Recording Fees to LTC fbo the County Clerk | Mortgage | |
| 04 Recording Fees to LTC fbo the County Clerk | NOT | \$27.00 |
| 05 Recording Fees to LTC fbo the County Clerk | Indexing Fee | |
| 06 State tax/stamps to LTC fbo the County Clerk | Deed | \$3,166.20 |
| 07 State tax/stamps to LTC fbo the County Clerk | Mortgage | |
| F. Prepaids | | |
| 01 Homeowner's Insurance Premium (mo.) | | |
| 02 Mortgage Insurance Premium (mo.) | | |
| 03 Prepaid Interest (per day from to) | | |
| 04 Property Taxes (mo.) | | |
| 05 Flood Insurance (mo.) | | |
| G. Initial Escrow Payment at Closing | | |
| 01 Homeowner's Insurance | | |
| 02 Mortgage Insurance | | |
| 03 Property Taxes | | |
| 04 Community Dev District Fee | | |
| 05 Flood Insurance | | |
| 06 | | |
| 07 | | |
| 08 Aggregate Adjustment | | |
| H. Other | | |
| 01 Administrative Broker Commission | | |
| 02 Builder Fee to Lennar Homes, LLC | 1.75% | |
| 03 HOA Dues - Next Month to Westview Community Association, Inc. | | |
| 04 HOA Dues - Prorated to Westview Community Association, Inc. | | |
| 05 Notary Fee to Network Transaction Solutions | | |
| 06 Real Estate Commission Buyers Broker | | |
| 07 Title - ALTA 9.2-06 Endorsement (Restrictions, Encroachments, Minerals Owner's Policy: Impr | | |
| 08 Title - Closing/Settlement Fee to Lennar Title, Inc. | \$175.00 | |
| 09 Title - E-Recording Fee - Seller to POC by LTC fbo Simplifile | \$6.00 | |
| 10 Title - Owner's Title Insurance (optional) to Lennar Title, Inc. | | |
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| 22 | | |
| 23 | | |
| 24 | | |
| 25 | | |
| J. TOTAL CLOSING COSTS | | |
| | \$3,426.70 | |

Closing Disclosure - Attachment

Borrower: PurnaDivya Thuraga
Naga Venkata Someswara Rao
Gonaboyina
17300 NW 68th Avenue Apartment 117
Hialeah, FL 33015

Seller: Lennar Homes, LLC
5505 Blue Lagoon Drive
5th Floor
Miami, FL 33126

Settlement Agent: Lennar Title, Inc.
5505 Blue Lagoon Drive
Suite 501
Miami, FL 33126
(305)552-1102

Closing Date: July 25, 2023

Disbursement Date: July 25, 2023

Property Location: 12604 NW 23 Place
Miami, FL 33167

| Prorated Items | | | Seller | Seller |
|--|--|------------|----------|-------------|
| | Proration | Amount | Paid at | Paid Before |
| | Date | Prorated | Closing | Closing |
| Seller's Transactions-Due to Seller at Closing | | | | |
| M.13 | 07/25/23 | \$1,578.95 | \$294.16 | |
| | CDD | | | |
| | 07/25/23-09/30/23 | | | |
| | Buyer pays 68 Days of 365, Seller pays 297 Days of 365 | | | |
| Line M.13 Prorated Item Total: | | | \$294.16 | \$0.00 |
| Seller's Transactions-Due from Seller at Closing | | | | |
| N.17 | 07/25/23 | | \$15.00 | |
| | Solid Waste | | | |
| | 07/25/23-09/30/23 | | | |
| | Buyer pays 68 Days of 365, Seller pays 297 Days of 365 | | | |
| Line N.17 Prorated Item Total: | | | \$15.00 | \$0.00 |