

Closing Disclosure

Closing Information

Date Issued 07/25/2023
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		
05		
06		
07		
08		
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. Prepays			
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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19			
20			
21			
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 Paid at Closing	Seller Paid Before Closing
Proration Date	Amount Prorated		
Seller's Transactions-Due to Seller at Closing			
M.13 07/25/23 CDD 07/25/23-09/30/23 Buyer pays 68 Days of 365, Seller pays 297 Days of 365	\$1,578.95	\$294.16	
		Line M.13 Prorated Item Total:	\$294.16 \$0.00
Seller's Transactions-Due from Seller at Closing			
N.17 07/25/23 Solid Waste 07/25/23-09/30/23 Buyer pays 68 Days of 365, Seller pays 297 Days of 365		\$15.00	
		Line N.17 Prorated Item Total:	\$15.00 \$0.00