

**Lennar Title, Inc.**  
**5505 Blue Lagoon Drive**  
**Suite 501**  
**Miami, FL 33126**

File No./Escrow No. : 111601-012899  
Print Date & Time: July 24, 2023 2:31 pm  
Officer/Escrow Officer : Cristina Lopez  
Settlement Location : 5505 Blue Lagoon Drive, Suite 501  
Miami, FL 33126

Property Address: 12604 NW 23 Place  
Miami, FL 33167  
Brief Legal: Lot(s) 11, Block 43  
Westview North  
Plat Book 176 Page 64

Builder Job No.: 9345604311

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

Lender: Lennar Mortgage, LLC  
Lender Address: Secondary Marketing Ops, 140 Fountain Pkwy N, Ste. 250, Saint Petersburg, FL 33716  
Loan Number: 20700655

Settlement Date: July 25, 2023  
Disbursement Date: July 25, 2023

<b>Seller</b>		<b>Description</b>	<b>Borrower</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
		<b>Financial</b>		
	527,689.00	Sale Price of Property	527,689.00	
		Deposit		18,469.00
		Loan Amount		518,130.00
7,474.00		Seller Credit		7,474.00
	9,234.56	Builder Fee - 1.75%		
18,469.00		Excess Deposit		
		<b>Prorations/Adjustments</b>		
	294.16	CDD - 07/25/23-09/30/23	294.16	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Prorations/Adjustments (continued)</b>		
280.82		County Taxes - 01/01/23 - 07/25/23		280.82
15.00		Solid Waste - 07/25/23-09/30/23		15.00
		<b>Loan Charges to Lennar Mortgage, LLC</b>		
		0.251 % of Loan Amount (Points) EHMFEE		1,300.51
		Document Preparation Fee EHMFEE		380.00
		Processing Fees EHMFEE		665.00
		Underwriting Fees EHMFEE		750.00
		Appraisal Fee EHMFEE		600.00
		Final Inspection Fee EHMFEE		185.00
		Flood Certification EHMFEE		7.50
		Mortgage Insurance Premium EHMFEE		8,911.33
		EHMFEE Prepaid Interest \$72.7511 per day from 07/25/23 to 08/01/23 Lennar Mortgage, LLC		509.26
		<b>Other Loan Charges</b>		
		E-Recording Fee - Buyer/Borrower to POC by LTC fbo Simplifile		3.00
		<b>Impounds</b>		
		Homeowner's Insurance to Lennar Mortgage, LLC EHMFEE 3.000 months at \$148.08/month		444.24
		Property Taxes to Lennar Mortgage, LLC EHMFEE 11.000 months at \$41.66/month		458.26
		Community Dev District Fee to Lennar Mortgage, LLC EHMFEE 11.000 months at \$125.00/month		1,375.00
		Flood Insurance to Lennar Mortgage, LLC EHMFEE 3.000 months at \$55.92/month		167.76
		Aggregate Adjustment to Lennar Mortgage, LLC		816.00
		<b>Title Charges and Escrow/Settlement Charges</b>		

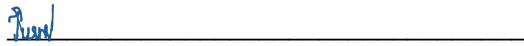
Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		ALTA 5.1-06 Endorsement (Planned Unit Development) to Lennar Title, Inc.	95.00	
		ALTA 8.1-06 Endorsement (Environmental Protection Lien) to Lennar Title, Inc.	95.00	
		ALTA 9-06 Endorsement (Restrictions, Easements, Minerals) to Lennar Title, Inc.	310.85	
		Closing/Settlement Fee to Lennar Title, Inc.	695.00	
		Courier/Messenger to Lennar Title, Inc.	150.00	
		Lender's Title Insurance to Lennar Title, Inc. Coverage: 518,130.00 Premium: 395.00	395.00	
		Search to Lennar Title, Inc.	395.00	
		ALTA 9.2-06 Endorsement (Restrictions, Encroachments, Minerals Owner's Policy: Improved Land to Lennar Title, Inc.	310.85	
175.00		Closing/Settlement Fee to Lennar Title, Inc.		
		Owner's Title Insurance to Lennar Title, Inc. Coverage: 527,689.00 Premium: 2,713.50	2,713.50	
		<b>Government Recording and Transfer Charges</b>		
52.50		Recording Fees - Deed to LTC fbo the County Clerk		
		City/County tax/stamps to LTC fbo the County Clerk	1,036.26	
		Recording Fees - Mortgage to LTC fbo the County Clerk	129.00	
27.00		Recording Fees - NOT to LTC fbo the County Clerk		
		Recording Fees - Indexing Fee to LTC fbo the County Clerk	1.00	
3,166.20		State tax/stamps - Deed to LTC fbo the County Clerk		
		State tax/stamps - Mortgage to LTC fbo the County Clerk	1,813.70	
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to Universal of North America Insurance Company EHMFEE 12 months	1,777.00	
		Flood Insurance to Universal North America - FLOOD EHMFEE 12 months	671.00	
		Builder Fee - 1.75% to Lennar Homes, LLC	9,234.56	

<b>Seller</b>		<b>Description</b>	<b>Borrower</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
		<b>Miscellaneous (continued)</b>		
		HOA Dues - Next Month to Westview Community Association, Inc.	111.13	
		HOA Dues - Prorated to Westview Community Association, Inc.	24.92	
		Notary Fee to Network Transaction Solutions	300.00	
6.00		E-Recording Fee - Seller to POC by LTC fbo Simplifile		
	286.60	HOA Initial Contribution - Club	286.60	
	333.39	HOA Initial Contribution	333.39	
	500.00	Survey/Soil/Courier	500.00	
<b>Seller</b>			<b>Borrower</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
29,665.52	538,337.71	<b>Subtotals</b>	565,118.78	545,184.82
		<b>Due from Borrower</b>		19,933.96
508,672.19		<b>Due to Seller</b>		
538,337.71	538,337.71	<b>Totals</b>	565,118.78	565,118.78

## Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Lennar Title, Inc. to cause the funds to be disbursed in accordance with this statement.

Borrower



PurnaDivya Thuraga



Naga Venkata Someswara Rao Gonaboyina

Seller

Lennar Homes, LLC , a Florida limited liability company

BY: 

Greg McPherson  
Vice President



Cristina Lopez  
Escrow Closer