

FileNo./Escrow No.: 2025-204

Title Geeks

Print Date & Time: 11/3/2025 @ 10:47 PM

Officer/Escrow Officer: Carline Mazard

3500 N State Road 7, Suite 437

Saintilus

Settlement Location:

Lauderdale Lakes, Florida 33319

3500 N State Road 7, Suite 437

Lauderdale Lakes, Florida 33319

Property Address: 5211 SW 57th STREET, Davie, Florida 33314

Buyer: DONGAL INVESTMENTS LLC, a Florida limited liability company, 5555 SW 61st Ave., Davie, Florida 33314

Seller: KAITLYN NAVARRO, a married woman, joined by TOMAS NAVARRO, her husband RYAN DOYLE, a married man, joined by MARGARET DOYLE, his wife CONNOR DOYLE, a single man, 7509 NW 40th PLACE, Coral Springs, Florida 33065

Lender: VONTIVE, INC., 1000 2nd Ave, Suite 2500, Seattle, Washington 98104

Loan Type: Other Settlement

Loan Number: 1015061-0000041686-0

Settlement Date: 11/14/2025

Disbursement Date: 11/14/2025

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$375,000.00	Sales Price of Property	\$375,000.00	
		Deposit including earnest money		\$10,000.00
		Loan Amount		\$368,800.00
		Prorations/Adjustments		
	\$90.49	City/Town Taxes from 11/14/2025 to 12/31/2025	\$90.49	
	\$185.90	County Taxes from 11/14/2025 to 12/31/2025	\$185.90	
		Other Loan Charges		
		Construction Holdback	\$60,000.00	
		E-Recording Fee - EST to Simplifile	\$14.25	
		Survey Fee - EST to LandTec Surveying, LLC	\$550.00	
		Title Charges & Escrow / Settlement Charges		
\$995.00		Title - Closing Fee to Title Geeks	\$795.00	
		Title - Endorsement 8.1 to Title Geeks	\$25.00	
		Title - Endorsement 9.1 to Title Geeks	\$208.00	
		Title - Endorsement Construction Loan to Title Geeks	\$25.00	
		Title - Endorsement Future Advance to Title Geeks	\$25.00	
\$200.00		Title - Title Search Fee to Title Geeks		
\$100.00		Title - Wire / Disbursement Agent Fee to PCN Network, LLC dba Safe Escrow	\$100.00	
		Title - Owner's Coverage Premium to Title Geeks	\$2,080.00	
		Commission		

\$11,250.00		Real Estate Commission (Seller) to Engel & Volkers		
		Government Recording & Transfer Charges		
		Recording Fees to Broward County Board of Commissioners	\$350.00	
\$2,625.00		Transfer Taxes - Deed State to Broward County Board of Commissioners		
		Transfer Taxes - Intangible Tax to Clerk of the Circuit Court	\$737.60	
		Transfer Taxes - Mortgage State to Clerk of the Circuit Court	\$1,290.80	
		Miscellaneous		
\$2,101.70		2025 Property Taxes - TRIM Amount to Broward County Tax Collector		
		Assignment Fee to Noble Home Solutions	\$15,000.00	
		Assignment Fee to Dongal Investments LLC	\$5,500.00	
		Assignment Fee to JE Financial Holdings Corp	\$5,500.00	
		Broker Transaction Fee to Engel & Volkers	\$495.00	
\$441.00		Municipal Lien Certificate Fee to REAL Res		
\$119,037.89		Sales Proceeds - split to Ryan Doyle		
\$119,037.90		Sales Proceeds - split to Connor Doyle		
\$119,037.90		Sales Proceeds - split to Kaitlyn Navarro		
		Technology Fee to AccuTitle	\$30.00	
\$450.00		Utility Escrow Holdback to Title Geeks		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$375,276.39	\$375,276.39	Subtotals	\$468,002.04	\$378,800.00
		Due From Borrower	\$89,202.04	
		Due From Seller		

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

DONGAL INVESTMENTS LLC, a Florida limited liability company

Borrower:

Galit Mazor, Manager

Seller:

KAITLYN NAVARRO

Seller:

RYAN DOYLE

Seller:

CONNOR DOYLE

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

Escrow Officer: Carline Mazard Saintilus