



211 E. Colonial Drive, Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

June 14, 2017

Dustin A. Vuong and Quyen Dao  
5810 Arlington Blvd  
Arlington, VA 22204

Property Address: 3873 Long Branch Lane Apopka, FL 32712  
File Number: 1720117-00655

Dear Dustin A. Vuong and Quyen Dao:

Enclosed please find the closing documents in connection with the sale of the above-referenced property. Several of these documents must be signed before a Notary Public. Please read the enclosed Instructions before signing any documents and sign your full name exactly as typed. Do not abbreviate any portion or the documents may not be usable.

1. Affidavit of No Liens - This must be signed before a Notary Public and return.
2. Affiliated Business Arrangement Disclosure Statement - Please sign and return.
3. Certificate of Non-Foreign Status - This must be signed before a Notary Public. Please fill in your Social Security Number, and mailing address, as applicable.
4. Certification for No Information Reporting or 1099-S Form - Please fill in any blanks, sign and return
5. Compliance/Tax Proration and General Closing Agreement - Please sign and return.
6. FDIC Disclosure - Please sign and return.
7. FL Title Insurance Premium Disclosure – Please sign and return.
8. Future Contact Information Sheet - Please complete all requested information, sign and return.
9. Mortgage Payoff Certification, if applicable - Please sign and return.
10. Payoff letter SAT Request, if applicable- Please sign, complete and return.
11. Settlement Agent Certification (Non CD), if applicable
12. Settlement Statement, HUD, and/or CD, as applicable
13. Warranty Deed - To be signed before a Notary Public with two separate witnesses to your signature
14. Wire Disbursement Authorization – Please complete, sign and return.
15. As Enclosed

Return the original executed documents to this office using the enclosed UPS label for delivery by 6/15/2017.

Please feel free to call me if you have any questions.

Sincerely,

Tara Godfrey  
Closing Officer

Enclosures

MAILAWAYLETTERSELLER  
REV. 12/21/15  
LSD/hmo



211 E. Colonial Drive, Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

## **Instructions**

for executing the enclosed documents

- 1) If you have any questions, do not complete these forms until you have contacted Sunbelt Title Agency at (407) 425-5716 for assistance.
- 2) Please sign all documents in blue ink.
- 3) Please make a copy of your driver's license (or other acceptable identification) and send it to us with the rest of the package.
- 4) Sign your name(s) exactly as they appear on the documents.  

John SmithORJohn J. SmithORJane Ellen Smith by John Smith as Attorney in Fact

John SmithJohn J. SmithJane Ellen Smith by John Smith as Attorney in Fact
- 5) Return the documents as soon as possible in the courier envelope provided for your convenience.

### **6) Witnesses**

- a) Some documents may require two witnesses. If witnesses are required, you must sign the document(s) in the presence of the witnesses.
- b) Witnesses must sign and print their name as follows:

Signature of Witness

Printed Name of Witness

- c) The same person may not sign and print on both witness lines. There must be two different witnesses.
- d) Witnesses may not be a spouse or relatives of the person(s) signing the documents.

### **7) Notary**

- a) Some documents may require a notary signature and seal. If a Notary is required, you must sign the document(s) in the presence of the Notary.
- b) The Notary must stamp the document(s) with his/her Seal that includes the expiration date of the Notary.
- c) The Notary may not be a spouse or relatives of the person(s) signing the documents.
- d) The Notary may also act as one of the witnesses. However, the notary must then sign and print his/her name in both the Notary acknowledgement space and one of the witness spaces.
- e) The Notary must also fill in the type of identification that was produced, such as a valid driver's license.
- 8) Occasionally, additional information will need to be filled in on the documents. This includes information such as your Social Security number, marital status, or your forwarding address. These requests for additional information will be marked appropriately; you simply need to fill in the information that is requested.
- 9) Your cash to close, if applicable, must be in the form of a wire transfer. We will provide you with wiring instructions prior to closing. Please give yourself ample time as it can often take up to 24-48 hours for U.S transfers and 3-5 days for international transfers.



211 E. Colonial Drive, Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

## **Notary Instructions for Signing Documents**

File Number: 1720117-00655  
Seller: Dustin A. Vuong and Quyen Dao  
Buyer: Floyd E. Peterson, Donalyn S. Matthew  
Property Address: 3873 Long Branch Lane Apopka, FL 32712

### **Please read prior to signing any documents**

#### **1. Complete all required information in each Notary/Acknowledgement Section:**

- Date
- State where acknowledged
- County where acknowledged
- Notary and Witnesses may not be a spouse or a blood relative
- Deed, if applicable, must have two (2) witnesses – two separate people
  - Notary Public may serve as one witness
  - Print witnesses names under signatures

#### **2. Affix notary stamp/seal**

- Stamp/seal must be legible; if not, re-stamp in another area
- Do not write inside the seal or place the seal over any written section(s) of any document
- Commission expiration date must be reflected
- Sign name exactly as reflected on notary stamp/seal

#### **3. Please complete the following information and return a photo copy of identification provided.**

Notary's name (Print)

Notary's Address (Print)

Date document(s) was/were signed

Printed name of person(s) executing documents

County where acknowledged (Print)

State where acknowledged (Print)

Date commission expires

Notary's daytime phone number

Type of identification provided

\_\_\_\_\_  
NOTARY PUBLIC (signature)

# Return Label

UPS CampusShip: View/Print Label

1. Ensure there are no other shipping or tracking labels attached to your package.
2. Fold the printed label at the solid line below. Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
3. GETTING YOUR SHIPMENT TO UPS  
Customers with a Daily Pickup  
Your driver will pickup your shipment(s) as usual.

### Customers without a Daily Pickup

Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, UPS Alliances (Office Depot® or Staples®) or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the Resources area of CampusShip and select UPS Locations. Schedule a same day or future day Pickup to have a UPS driver pickup all your CampusShip packages. Hand the package to any UPS driver in your area.

UPS Access Point™  
THE UPS STORE  
25050 RIDING PLZ  
CHANTILLY ,VA 20152

UPS Access Point™  
ASO - PARCEL ETC  
5667 STONE RD  
CENTREVILLE ,VA 20120

UPS Access Point™  
THE UPS STORE  
2465 CENTREVILLE RD  
HERNDON ,VA 20171

FOLD HERE

1 OF 1

0.0 LBS LTR

RS

SHIP TO:  
TARA GODFREY  
407-425-5716  
SUNBELT TITLE AGENCY - 7971  
211 E. COLONIAL DRIVE  
ORLANDO FL 32801-1203

FL 328 9-01



UPS NEXT DAY AIR

TRACKING #: 1Z W09 4R1 84 9818 4097

1



BILLING: P/P  
DESC: documents  
RETURN SERVICE

Reference # 1: 830-00902105-6202  
Reference # 2: 1720117-00655  
CS 19.2.04. WNTNWS0 87 0A 04/2017



American Land Title Association

ALTA Settlement Statement - Seller  
Adopted 05-01-2015

File No./Escrow No.: 1720117-00655

Print Date & Time: 06/14/2017 2:14 PM

Officer/Escrow Officer: Pamela Connell

Settlement Location: 211 E. Colonial Drive Orlando,  
FL 32801

Sunbelt Title Agency

ALTA ID : 1108319

211 E. Colonial Drive Orlando, FL  
32801



Property Address: 3873 Long Branch Lane, Apopka, FL 32712

County: Orange

Buyer: Donalyn S. Matthew  
Floyd E. Peterson

Seller: Dustin A. Vuong and Quyen Dao

Lender: Waterstone Mortgage Corporation  
N25 W23255 Paul Rd, Pewaukee, WI 53072

Settlement Date: 06/15/2017

Disbursement Date: 06/15/2017

Description		Seller	
		Debit	Credit
Financial			
Contract Sales Price			\$259,000.00
Seller Paid Closing Costs		\$4,800.00	
Seller paid Owner's Title Policy		\$1,370.00	
Prorations/Adjustments			
County Taxes (Unpaid) 3,429.28/yr 1/1/2017 to 6/15/2017		\$1,550.22	
HOA Dues 105.00/qtr for 6/15/2017 to 7/1/2017			\$18.46
Non AdValorem Taxes (Paid) 25.00/yr 6/15/2017 to 10/1/2017			\$7.40
Title Charges & Escrow / Settlement Charges			
Settlement or Closing Fee - Seller to Sunbelt Title Agency		\$550.00	
Title Search Seller to Sunbelt Title Agency		\$90.00	
Commission			
Listing Commission to Coldwell Banker RRE (inc. \$345 broker only comm)		\$8,115.00	
Selling Commission to Charles Rutenberg Realty		\$7,770.00	
Government Recording and Transfer Charges			
2 OCD to Clerk of Circuit Court		\$21.49	
Copyright 2015 American Land Title Association. All rights reserved.		File # 1720117-00655	

Initials \_\_\_\_\_

Deed Doc Stamps to Clerk of Circuit Court		\$1,813.00	
<b>Payoff(s)</b>			
Lender: DITECH			
Payoff First Mortgage to DITECH		\$174,671.23	
<b>Miscellaneous</b>			
April /May Lawncare Invoice to Triple R Landscaping		\$170.00	
Cleaning Invoice to Miguel Marchan Inc.		\$320.00	
Estoppels to Associations to Specialty Management Company		\$150.00	
HOA Dues Owed to Rock Springs Ridge Homeowners Association		\$210.00	
Municipal Lien Search to TrueLine Technologies, LLC		\$135.00	
Reimbursement for Utility Deposit to Richard Beavers		\$220.00	
<b>SubTotals</b>		<b>Debit</b>	<b>Credit</b>
Balance Due/Refunds		\$201,955.85	\$259,025.86
Due From/To Seller		\$57,070.01	
<b>Totals</b>		\$259,025.86	\$259,025.86

**Acknowledgement**

I have carefully reviewed this Settlement Statement and to the best of my knowledge and belief, it is true and accurate statement of all receipts and disbursements. I further certify that I have received a copy of this Settlement Statement.

Dustin A. Vuong

Quyen Dao

**Settlement Agent**

Closing Disclosure

Closing Information

Date Issued 06/15/2017  
Closing Date 06/15/2017  
Disbursement Date Sunbelt Title Agency  
Settlement Agent 1720117-00655  
File # 3873 Long Branch Lane,  
Property Apopka, FL 32712  
County: Orange  
Parcel ID: 17-20-28-7424-07-040  
Sale Price \$259,000.00

Transaction Information

Borrower Donalyn S. Matthew  
(see addendum)  
Seller Dustin A. Vuong and Quyen Dao  
5810 Arlington Blvd  
Arlington, VA 22204

Summaries of Transactions

SELLER'S TRANSACTION			
Due to Seller at Closing			\$259,025.86
01	Sale Price of Property		\$259,000.00
02	Sale Price of Any Personal Property Included in Sale		
03	HOA Dues	6/15/2017 to 7/1/2017	\$18.46
04			
05			
06			
07			
08			

Adjustments for Items Paid by Seller in Advance			
09	City/Town Taxes	to	
10	County Taxes	to	
11	Assessments	to	
12	Non AdValorem Taxes	6/15/2017 to 10/1/2017	\$7.40
13			
14			
15			
16			

Due from Seller at Closing			\$201,955.85
01	Excess Deposit		
02	Closing Costs Paid at Closing (J)		\$19,564.40
03	Existing Loan(s) Assumed or Taken Subject to		
04	Payoff of First Mortgage Loan		\$174,671.23
05	Payoff of Second Mortgage Loan		
06	Seller Credit		\$4,800.00
07	Seller paid Owner's Title Policy		\$1,370.00
08			
09			
10			
11			
12			
13			

Adjustments for Items Unpaid by Seller			
14	City/Town Taxes	to	
15	County Taxes	1/1/2017 to 6/15/2017	\$1,550.22
16	Assessments	to	
17			
18			
19			

CALCULATION		
Total Due to Seller at Closing		\$259,025.86
Total Due from Seller at Closing		-\$201,955.85
Cash	<input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$57,070.01

Contact Information

REAL ESTATE BROKER (B)	
Name	Charles Rutenberg Realty
Address	1540 International Parkway, Suite 2000
FL License ID	Lake Mary, FL 32746
Contact	BK3061725
Contact FL License ID	Petronilla Fahnstock
Email	
Phone	petrafahnstock@aol.com

REAL ESTATE BROKER (S)	
Name	Coldwell Banker Residential Real Estate
Address	211 E. Colonial Drive
FL License ID	Orlando, FL 32801
Contact	499175
Contact FL License ID	RICK BEAVERS
Email	247822
Phone	RICHARD BEAVERS@FLORIDAMOVES.COM
	407-841-6060 X 357

SETTLEMENT AGENT	
Name	Sunbelt Title Agency
Address	211 E. Colonial Dr.
FL License ID	Orlando, FL 32801
Contact	A297805
Contact FL License ID	Pamela Connell
Email	W349196
Phone	



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Charges			
01	% of Loan Amount (Points)		
02	Document Preparation		
03	Lender Fee		
04	Processing Fee		
05	Underwriting Fee		
06			
07			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
C. Services Borrower Did Shop For			
01	Title - Closing Fee - Buyer to Sunbelt Title Agency		
02	Title - Closing Fee - Seller to Sunbelt Title Agency	\$550.00	
03	Title - Title Search Seller to Sunbelt Title Agency	\$90.00	
04			
05			
06			
07			
08			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees	Deed: \$18.50 Mortgage: \$112.00	\$21.40
02	Deed Doc Stamps	to Clerk of Circuit Court	\$1,813.00
F. Prepays			
01	Homeowner's Insurance ( mo.)		
02	Mortgage Insurance Premium ( mo.)		
03	Prepaid Interest ( per day from to )		
04	Property Taxes ( mo.)		
05			
G. Initial Escrow Payment at Closing			
01	Homeowner's Insurance	per month for mo.	
02	Mortgage Insurance	per month for mo.	
03	Property Taxes	per month for mo.	
04			
05			
06			
07			
08	Aggregate Adjustment		
H. Other			
01	April /May Lawncare Invoice	to Triple R Landscaping	\$170.00
02	Cleaning Invoice	to Miguel Marchan Inc.	\$320.00
03	Commission Listing	to Coldwell Banker RRE (inc. \$345 broker only comm)	\$8,115.00
04	Commission Selling	to Charles Rutenberg Realty	\$7,770.00
05	Estoppels to Associations	to Specialty Management Company	\$150.00
06	HOA Dues Owed	to Rock Springs Ridge Homeowners Association	\$210.00
07	Municipal Lien Search	to Trueline Technologies, LLC	\$135.00
08	Reimbursement for Utility Deposit	to Richard Beavers	\$220.00
J. TOTAL CLOSING COSTS			
			\$19,564.40



Sellers Only Closing Disclosure Addendum

Closing Information		Transaction Information	
Date Issued	06/15/2017	Borrower	Donalyn S. Matthew
Closing Date	06/15/2017	Seller	Floyd E. Peterson
Disbursement Date	Sunbelt Title Agency		Dustin A. Vuong and Quyen Dao
Settlement Agent	1720117-00655		5810 Arlington Blvd
File #	3873 Long Branch Lane,		Arlington, VA 22204
Property	Apopka, FL 32712		
	County: Orange		
	Parcel ID: 17-20-28-7424-07-040		
Sale Price	\$259,000.00		

I have carefully reviewed the Closing Disclosure and to the best of my knowledge and belief, it is a true and accurate statement of the information and charges for this transaction.

Dustin A. Vuong	Date	Quyen Dao	Date
-----------------	------	-----------	------

FHA AMENDATORY CLAUSE AND REAL ESTATE CERTIFICATION

Borrower(s): Donalyn S Matthew

Loan Number: 1703156971

Property Address: 3873 Long Branch Ln  
Apopka, FL 32712

Lender: Waterstone Mortgage Corporation

Loan Originator: Benton Thomas Davis

NMLS #: 186434

License #: NA  
NMLS #: 449419

FHA AMENDATORY CLAUSE:

It is expressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise, unless the purchaser has been given, in accordance with HUD/FHA or VA requirements, a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement Lender setting forth the appraised value of the property of not less than **\$259,000.00**. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

DocuSigned by:



DONALYN S MATTHEW

5/11/2017 | 09:51:29 PDT

DATE

✓  
SELLER

DATE

✓  
SELLER

DATE

Ellie Mae, Inc.

Page 1 of 2

GFH8J 0715  
GFH8J (INI)



REAL ESTATE CERTIFICATION:

The borrower, seller, and the selling real estate agent or broker involved in the sales transaction certify that the terms and conditions of the sales contract are true, to the best of their knowledge and belief, and that any other agreement entered into by any of the parties in connection with the real estate transaction is part of, or attached to, the sales agreement.

DocuSigned by:



DONALYN S MATTHEW

5/11/2017 | 09:51:29 PDT

DATE

✓

SELLER

DATE

✓

SELLER

DATE

REAL ESTATE-BROKER (SELLING AGENT)

DATE

REAL ESTATE-BROKER (BUYING AGENT)

DATE

**WARNING:** Section 1010 of title 18, U.S.C. provides: "Whoever for purpose of... influencing such Administration... makes, passes, utters, or publishes any statement, knowing the same to be false... shall be fined not more than \$5,000.00 or imprisoned not more than two years or both."

Ellie Mae, Inc.

Page 2 of 2

GFH8J 0715  
GFH8J (INI)



FHA AMENDATORY CLAUSE AND REAL ESTATE CERTIFICATION

Borrower(s): Floyd E Petersen

Loan Number: 1703156971

Property Address: 3873 Long Branch Ln  
Apopka, FL 32712

Lender: Waterstone Mortgage Corporation

Loan Originator: Benton Thomas Davis

NMLS #: 186434

License #: NA  
NMLS #: 449419

FHA AMENDATORY CLAUSE:

It is expressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise, unless the purchaser has been given, in accordance with HUD/FHA or VA requirements, a written statement issued by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement Lender setting forth the appraised value of the property of not less than **\$259,000.00**. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value or condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

DocuSigned by:  


FLOYD E PETERSEN

5/15/2017 | 12:12:15 PDT

DATE

✓  
SELLER

DATE

✓  
SELLER

DATE

Ellie Mae, Inc.

Page 1 of 2

GFH8J 0715  
GFH8J (INI)



REAL ESTATE CERTIFICATION:

The borrower, seller, and the selling real estate agent or broker involved in the sales transaction certify that the terms and conditions of the sales contract are true, to the best of their knowledge and belief, and that any other agreement entered into by any of the parties in connection with the real estate transaction is part of, or attached to, the sales agreement.

Digitally signed by  


FLOYD E PETERSEN

5/15/2017 | 12:12:15 PDT  
DATE

✓

SELLER

DATE

✓

SELLER

DATE

REAL ESTATE-BROKER (SELLING AGENT)

DATE

REAL ESTATE-BROKER (BUYING AGENT)

DATE

**WARNING:** Section 1010 of title 18, U.S.C. provides: "Whoever for purpose of... influencing such Administration... makes, passes, utters, or publishes any statement, knowing the same to be false... shall be fined not more than \$5,000.00 or imprisoned not more than two years or both."

Ellie Mae, Inc.

Page 2 of 2

GFH8J 0715  
GFH8J (INI)



Waterstone Mortgage Corporation

REAL ESTATE CERTIFICATION

PROPERTY ADDRESS:  
3873 Long Branch Ln  
Apopka, FL 32712

THIS IS TO CERTIFY THAT THE TERMS OF THE SALES CONTRACT ARE TRUE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THERE ARE NO OTHER AGREEMENTS, VERBAL OR IN WRITING.

DONALYN S MATTHEW DATE

FLOYD E PETERSEN DATE

REAL ESTATE BROKER DATE

✓ DUSTIN VUONG DATE

✓ QUYEN/DAO DATE

N/A  
JONATHAN TA DATE

REAL ESTATE BROKER DATE



CERTIFICATION OF SELLER IN AN FHA-INSURED LOAN TRANSACTION

I certify that I have no knowledge of any loans that have been or will be made to the borrower(s), or loans that have been or will be assumed by the borrower(s), for purposes of financing this transaction, other than those described in the sales contract dated (including addenda). I certify that I have not and will not pay or reimburse the borrower(s) for any part of the cash downpayment. I certify that I have not and will not pay or reimburse the borrower(s) for any part of the borrower's closing costs which have not been previously disclosed in the sales contract (including any addenda).

DUSTIN VUONG	DATE
QUYEN DAO	DATE
	DATE

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.

CERTIFICATION OF SETTLEMENT AGENT IN AN FHA-INSURED LOAN TRANSACTION

To the best of my knowledge, the Closing Disclosure is a true and accurate account of the funds which were (i) received, or (ii) paid outside closing, and the funds received have been or will be disbursed by the undersigned as part of the settlement of this transaction. I further certify that I have obtained the above certifications which were executed by the borrower(s) and seller(s) as indicated.

Settlement Agent	Date
------------------	------

The certifications contained herein may be obtained from the respective parties at different times or may be obtained on separate addenda.

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.





211 E. Colonial Drive, Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

# Non-Foreign Certificate (Individual)

Before me, the undersigned authority, personally appeared Dustin A. Vuong and Quyen Dao, who being by me first duly sworn, on oath, deposes and says:

1. Dustin A. Vuong and Quyen Dao (hereinafter referred to as Seller) is the owner of the following described real estate (Property):

**Lot 704, ROCK SPRINGS RIDGE PHASE IV-B, according to the plat thereof, recorded in Plat Book 55, Page(s) 103 through 105, inclusive, of the Public Records of Orange County, Florida.**

Parcel Identification Number: 17-20-28-7424-07-040

2. Section 1445 of the Internal Revenue Code provides a transferee (Buyer) of a U.S. real property interest must withhold tax at a rate range of 10% - 15%, as applicable, of the amount realized on the disposition if the transferor (Seller) is a foreign person. To inform the Buyer that withholding of tax is not required upon the transfer of the above-described property by the Seller, the undersigned hereby swears, affirms and certifies as applicable the following:

- a) Seller is a ... **U.S. CITIZEN:**

Seller is a U.S. citizen and is not therefore a non-resident alien (as such terms is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation.

**RESIDENT ALIEN (Green Card Test):**

Seller is a resident alien, therefore is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.

- b) Seller's Legal Name(s): Dustin A. Vuong and Quyen Dao

- 2c) Seller's Social Security Number(s) or Tax Identification Number:

- d) Seller's Home Address: 22850 Fishers Hill Ct, Chantilly, VA 20152

3. Seller understands that this certification may be disclosed to the Internal Revenue Service by Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.

4. Under penalties of perjury, the undersigned hereby declares that they have examined this certificate and to the best of the undersigned's knowledge and belief it is true, correct and complete, and the undersigned further declares that they have the authority to sign this document as Seller.

5. Seller hereby acknowledges that, in addition to punishment by fine, imprisonment or both as above set forth, this instrument is given for the purpose of inducing Floyd E. Peterson, Donaldyn S. Matthew to purchase the Property and Sunbelt Title Agency to insure title to the Property and act as disbursing agent with respect thereto. Seller further hereby acknowledges that this Affidavit is given with full understanding that said parties will rely upon same to establish the truth of the facts set forth herein and understands the civil liability for any misrepresentation herein.

---

---

Dustin A. Vuong

---

Quyen Dao

State of \_\_\_\_\_  
County of \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Dustin A. Vuong and Quyen Dao, who:  
 [ ] is/are personally known to me; or [ ] produced \_\_\_\_\_ as identification.

Notary Public (signature)

Print Name: \_\_\_\_\_

My Commission Expires:

Stamp/Seal:





Prepared by: Tara Godfrey  
Sunbelt Title Agency  
Return to: 1715 N. Westshore Blvd., Suite 190  
Tampa, FL 33607  
File Number: 1720117-00655

[Space Above This Line For Recording Data]

## **Seller No Lien Affidavit**

Before me, the undersigned authority, personally appeared Dustin A. Vuong and Quyen Dao (“Affiant(s)”) who being by me first duly sworn, on oath, depose(s) and say(s):

The Affiant(s) is/are the owner(s) of the following described property, to wit:

**Lot 704, ROCK SPRINGS RIDGE PHASE IV-B, according to the plat thereof, recorded in Plat Book 55, Page(s) 103 through 105, inclusive, of the Public Records of Orange County, Florida.**

**Parcel Identification Number: 17-20-28-7424-07-040**

The Affiant(s) is/are in full, exclusive, open, peaceful and undisputed (constructive or actual) possession of the above-described premises and have no knowledge of any claim or assertion of title to those premises, other than: NONE

There are no unrecorded easements or rights-of-way for users or adverse interest with respect to the above-described property.

There have been no improvements, alterations or repairs made upon said property during the last Ninety Days (90), which have not been paid and for which any claims for labor, services performed, or materials furnished or delivered could arise, EXCEPT: NONE.

There are no mechanic’s, materialmen’s, or laborer’s liens against the above-described property.

There are no delinquent taxes, outstanding assessments or pending assessments of any kind against the property including assessments, liens, street paving, sewer, lighting or water services in connection with said property.

There are no violations of Municipal or County Ordinances pertaining to the above-described property.

There are no outstanding mortgages either recorded or pending recording against said property EXCEPT: DITECH

The Affiant(s) is/are not involved in any court proceedings affecting the above-described property, or in any proceedings in which a money judgment might be entered against them, and the affiant(s) owes no money to the United States for overdue unpaid taxes.

That no judgment or decree has been entered in any court of this state or the United States against said affiant(s), and which remains unsatisfied.

The Affiant(s) has/have not filed for bankruptcy protection during ownership of this property. If Bankruptcy Protection has been filed, Affiant(s) affirm(s) that the above-described property was properly scheduled and is exempt from the Bankruptcy Proceedings.

The Affiant(s) have not and will not execute any instrument or do any act whatsoever which would or might in any way affect the title to the foregoing property to the detriment of the purchaser(s) or to the detriment of Sunbelt Title Agency or Title Resources Guaranty Company.

There are no matters pending against the Affiant(s) which could give rise to a lien that would attach to the property between the dates of disbursement of funds and the recording of the interest to be insured, and Affiant(s) has/have not and will not execute any instrument that would adversely affect the title or interest(s) to be insured.

The Affiant(s) understand that this affidavit is made for the purpose of inducing Sunbelt Title Agency to disburse funds, and Title Resources Guaranty Company, to insure the interest(s) to be insured.

Affiant, Dustin A. Vuong, states that his/her marital status is married and if married, the name of his/her spouse is Quyen Dao.

Affiant, Quyen Dao, states that his/her marital status is married and if married, the name of his/her spouse is Dustin A. Vuong.

The Affiant(s) further state(s) (s)he/they is/are familiar with the nature of an oath or affirmation and with the penalties provided by the laws of the State aforesaid for falsely swearing to statement made in an instrument of this nature.

The Affiant(s) further certifies that (s)he/they have read, or have heard read to them, the full facts of this affidavit, and

understand its context.

---

Dustin A. Vuong

---

Quyen Dao

State of \_\_\_\_\_  
County of \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Dustin A. Vuong and Quyen Dao, who: [     ] is personally known to me or [     ] produced \_\_\_\_\_ as identification.

Notary Public (signature)  
 \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_  
 Stamp/Seal: \_\_\_\_\_

Incident to the issuance of title insurance.



Prepared by: Tara Godfrey  
Sunbelt Title Agency  
Return to: 1715 N. Westshore Blvd., Suite 190  
Tampa, FL 33607  
File Number: 1720117-00655

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

### This Warranty Deed

Made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Dustin A. Vuong and Quyen Dao, Husband And Wife, hereinafter called the Grantor, to Floyd E. Peterson, A Single Man and Donalyn S. Matthew, A Single Woman, whose post office address is: , , hereinafter called the Grantee:

(Whenever used herein the term “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Orange County, Florida, viz:

**Lot 704, ROCK SPRINGS RIDGE PHASE IV-B, according to the plat thereof, recorded in Plat Book 55, Page(s) 103 through 105, inclusive, of the Public Records of Orange County, Florida.**

**Parcel Identification Number: 17-20-28-7424-07-040**

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

1<sup>st</sup> Witness: (Signature) \_\_\_\_\_

Print Name: \_\_\_\_\_

Dustin A. Vuong  
22850 Fishers Hill Ct  
Chantilly, VA 20152

2<sup>nd</sup> Witness: (Signature) \_\_\_\_\_

Print Name: \_\_\_\_\_

Quyen Dao  
22850 Fishers Hill Ct  
Chantilly, VA 20152

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Dustin A. Vuong and Quyen Dao , who: [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC (signature)

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Stamp/Seal: \_\_\_\_\_

Incident to the issuance of title insurance.

WARRANTYDEED

REV. 4-14-15

fp



211 E. Colonial Drive, Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

## Mortgage Payoff Certification

June 15, 2017

File Number: 17201117-00655

Property Address: 3873 Long Branch Lane Apopka, FL 32712

I/we, the undersigned Seller(s) of the above subject property do hereby acknowledge full responsibility for the total payoff of the mortgage in favor of the following lender:

DITECH

Loan Number: 681089580

Payoff Amount: \$174,671.23

I/we realize Sunbelt Title Agency is relying on the verbal or written figures from said lender. If however, this amount is found to be insufficient by the lender after closing, the undersigned do hereby agree that any additional funds required to obtain a satisfaction of the subject mortgage will be immediately forwarded to Sunbelt Title Agency or the said amount may be deducted from my/our escrow account, if sufficient amount is available.

If this is a Revolving Line of Credit or an Equity Line of Credit, I/we are requesting the lender to close our account (including any sub or related accounts secured by this property).

In addition, Closing Agent is hereby authorized to accept our electronic signature(s) as original signatures, pursuant to the US Federal Law, Electronic Signatures in Global and National Commerce Act (ESIGN, Pub. L. 106-229, 114 Stat. 464, enacted June 30, 2000, 15 U.S.C. ch. 96).

I/we are also requesting a satisfaction of mortgage to be issued and forwarded to; Sunbelt Title Agency  
211 E. Colonial Drive, Orlando, FL 32801 to be recorded in the public records.

I/we, the undersigned, certify that I/we have not used the Credit Line account since the date of this payoff statement.

Any overpayment collected at closing will be reimbursed to said sellers at this address:  
22850 Fishers Hill Ct  
Chantilly, VA 20152

\_\_\_\_\_  
Dustin A. Vuong

\_\_\_\_\_  
Quyen Dao

MTGCERT  
REV. 7/21/16  
RLM/ak



211 E. Colonial Drive , Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

June 14, 2017

DITECH  
ATTN: PAYMENT PROCESSING 3451 HAMMOND AVE.  
WATERLOO, IA 50702

Property Address: 3873 Long Branch Lane Apopka, FL 32712  
Loan Number: 681089580  
Our File Number: 1720117-00655

A wire transfer was sent in the amount of \$ 174,671.23 as payment in full on the above referenced loan.

If any funds are due to the Mortgagor(s), please forward to the following address unless this is a short sale transaction, then the lender may follow the guidelines which they set forth in their short sale approval letter:

22850 Fishers Hill Ct  
Chantilly, VA 20152

**Please also allow this correspondence to serve as notice and a directive to DITECH to close this account if it is a line of credit and/or equity line (including any sub-account).**

In addition, Closing Agent is hereby authorized to accept our electronic signature(s) as original signatures, pursuant to the US Federal Law, Electronic Signatures in Global and National Commerce Act (ESIGN, Pub. L. 106-229, 114 Stat. 464, enacted June 30, 2000, 15 U.S.C. ch. 96).

***Pursuant to Florida Statute 701.04:*** Within 60 days of the date of receipt of the full payment of the mortgage, lien or judgment, the person required to acknowledge satisfaction of the mortgage, lien or judgment shall send or cause to be sent the recorded satisfaction to the person who has made the full payment.

Recorded releases, satisfactions, cancelled note and mortgage to be sent directly to:

Sunbelt Title Agency  
1715 N. Westshore Blvd., Suite 190  
Tampa, FL 33607  
Phone: (813) 749-3451 • Fax (303) 876-4517  
Attn: Satisfaction Dept.

Sincerely,

Agreed and Consented to:

\_\_\_\_\_  
Pamela Connell  
Closing Officer

\_\_\_\_\_  
Dustin A. Vuong

\_\_\_\_\_  
Quyen Dao

PAYOFFLETTERSATSAT  
REV. 5/23/17  
SRM/ak

Florida Insurance Premium Disclosure & Settlement Agent Certification

Agency File # 1720117-00655 Closing Date: June 15, 2017

You are being given this form and certification to explain differences between Federal and Florida law. Federal law requires the costs of the policies to be calculated using the full premium for the lender policy. Florida law allows the premium for the lender’s policy to be calculated using a lower rate when purchased along with an owner’s policy.

If both an owner’s policy and a lender’s policy are being purchased, the title insurance premiums on this form might differ from the premiums on the Closing Disclosure. The owner’s policy premium listed on the Closing Disclosure will probably be lower than on this form, and the lender policy premium will probably be higher.

The chart below lists the amounts disclosed by the lender and the premium for the policies being purchased. These amounts include the charges for endorsements to the policies:

		Closing Disclosure Amount		Florida Premium	
		Buyer	Seller	Buyer	Seller
(a)	Lender’s Policy:	\$1,347.00	\$ 0.00	\$ 275.00	\$ 0.00
(b)	Lender’s Endorsements:	\$ 264.50	\$ 0.00	\$ 264.50	\$ 0.00
(c)	Lender’s Policy Total:	\$1,611.50	\$ 0.00	\$ 539.50	\$ 0.00
(d)	Owner’s Policy:	\$ 0.00	\$ 298.00	\$ 0.00	\$1,370.00
(e)	Owner’s Endorsements:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
(f)	Owner’s Policy Total:	\$ 0.00	\$ 298.00	\$ 0.00	\$1,370.00
Total All Policies ( c + f ):		\$1,909.50		\$1,909.50	

The total dollar amount for the policies as disclosed on this form should be equal to the total premium calculated using the Florida Insurance Code. The Florida Premium amounts listed above will be used to disburse the funds from the title agency’s escrow account to Title Resources Guaranty Company and Sunbelt Title Agency.

The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

Dustin A. Vuong

Date Signed

Donalyn S. Matthew

Date Signed

Quyen Dao

Date Signed

Floyd E. Peterson

Date Signed

Settlement Agent Certification

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.

Settlement Agent Signature

Pamela Connell

Settlement Agent Name

Sunbelt Title Agency

Title Agency Holding Funds

Date Signed

W349196

Florida License Number

A297805

Florida License Number



211 E. Colonial Drive , Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

## Compliance/Tax Proration and General Closing Agreement

The undersigned hereby agree that all conditions and stipulations of that certain contract for sale May 08, 2017 have been met and that all necessary and pertinent documents have been supplied and approved including: Warranty Deed, Mortgage Deed, Affidavits and Settlement Statement.

**Compliance Agreement:** The undersigned agree, if requested by Sunbelt Title Agency to fully cooperate and adjust for clerical errors, any or all closing documentation deemed necessary or desirable in the reasonable discretion of Sunbelt Title Agency to complete this transaction.

In the event of an error or omission on the settlement statement, the undersigned Buyer(s) and Seller(s) agree to immediately forward any funds necessary to Sunbelt Title Agency, to correct the error.

**Marital Status:** The Buyer(s) state his marital status is single.

**Marital Status:** The Buyer(s) state her marital status is single.

**Title Vesting:** The undersigned Buyer(s) have directed Sunbelt Title Agency as to the proper vesting to the real property included in this transaction. The vesting deed will show title being held as: Floyd E. Peterson, A Single Man and Donalyn S. Matthew, A Single Woman.

**Taxes:** It is hereby agreed to by the undersigned that the proration of real estate taxes stated in the settlement statement prepared by Sunbelt Title Agency is based on the terms of the executed contract for sale furnished to Sunbelt Title Agency and is calculated using the property's current year tax bill, if the current year's tax bill is not available, a current assessment will be used. If a current assessment is not available, the property tax bill from the PRIOR YEAR will be used to determine tax proration for the current year.

Should any action by the taxing authority result in material difference in the real estate taxes for the current year which indicate an adjustment would be in order in either the Buyer's or Seller's favor, it is understood and agreed that any adjustment in the proration of taxes will be settled solely between the Buyer(s) and Seller(s).

Seller(s) warrant that the Homestead Tax Exemption \_\_\_\_\_ has or \_\_\_\_\_ has not been filed for the current year.

**A determination as to whether tangible personal property taxes are due and owing against any personal property located upon this real property has not been made.** The Seller(s) represent to the Buyer(s) that any tangible personal property taxes due against any personal property located upon the real property have been paid, if any were due. In addition, the Seller(s) agree that should any tangible personal property taxes be accessed for any personal property located upon the real property for the time period in which the Seller(s) owned the real property, the Seller(s) shall, in a timely manner and upon written request of the Buyer(s), pay said taxes, and/or reimburse the Buyer(s) for any monies the Buyer(s) advances for payment of those taxes.

**Release of Information to Third Party:** Buyer(s) and Seller(s) authorize a copy of the settlement statement and/or Seller's Closing Disclosure to be provided to the other party, Homeowners/Condo Association(s) if required by said association, Lender(s), real estate brokers and agents involved in the transaction. Furthermore, Buyer(s) hereby authorize Sunbelt Title Agency to provide any requested information to their homeowner's insurance company.

**Payoff/Invoices:** Any bills for inspection and/or repair received after the settlement will be the responsibility of the person ordering such repairs or inspections, and Sunbelt Title Agency will be held harmless.

Seller(s) realize that Sunbelt Title Agency is relying on a written payoff figure from their lender(s). If however, this amount is found to be insufficient by the lender(s) after closing, the Seller(s) do hereby agree that any additional funds required to obtain a satisfaction of the subject mortgage(s) will be immediately forwarded Sunbelt Title Agency or the said amount may be deducted from the Seller's escrow account.

Seller(s) warrant that any equity lines of credit or revolving lines of credit have not been used since the date of the payoff statement.

Buyer(s) and Seller(s) acknowledge their contract may provide for the proration of non-title related matters such as propane gas, utilities, service contracts and/or waste assessments. Buyer(s) and Seller(s) agree to hold harmless Sunbelt Title Agency for lack of, or improper proration unless Buyer(s) and Seller(s) provide current information from the proper authority/provider directly to Sunbelt Title Agency.

**Association(s):** Buyer(s) have been notified by Sunbelt Title Agency that Homeowners/Condo Association fees are due to Association(s) on a regular basis. The Association(s) payment amounts and payment frequency are set forth in the Sale and Purchase contract. Seller(s) acknowledge that all Homeowners/Condo Association fees and/or special assessments are paid in full to date.

**Open/Expired Permits:** Seller(s) warrant that all open/expired permits have been closed and Seller(s) have obtained any required permits for improvements to the Property prior to Closing Date.

The Undersigned hereby covenant to hold-harmless and release Sunbelt Title Agency, its employees, agents, predecessors, successors, assigns, and affiliates from any and all liability for any and all claims and/or all known and unknown, foreseen and unforeseen damages resulting from open or expired permits required by any governmental entity, for the Subject Property.

**Attorneys' Fees:** In the event that litigation is initiated relating to this agreement, the parties hereto agree that the prevailing party shall be entitled to attorneys' fees, court costs and expenses. The parties hereto, other than Escrow/Closing Agent, agree that the Escrow/Closing Agent is entitled to reimbursement of attorneys' fees, court costs and expenses relating to said litigation as they are incurred by Escrow/Closing Agent, without limiting any other rights of recovery from the Buyer(s) and Seller(s) directly.

Date	Seller(s)	Buyer(s)
June 14, 2017	Dustin A. Vuong	Donalyn S. Matthew
	Quyen Dao	Floyd E. Peterson



211 E. Colonial Drive , Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

Date: June 14, 2017 File Number: 1720117-00655  
Seller(s): Dustin A. Vuong and Quyen Dao  
Borrower(s): Floyd E. Peterson, Donalyn S. Matthew

### FDIC COVERAGE

We deposit funds received on your behalf in state or federally-chartered banks that are insured by the Federal Deposit Insurance Corporation ("FDIC"). The account is currently held at Sun Trust Bank. FDIC deposit insurance coverage applies to a maximum amount of \$250,000 per depositor for deposits held in the same legal ownership category at each bank. Funds held on your behalf in an account maintained by us will be combined with any individual accounts held directly by you at the same bank. You are responsible for monitoring the total amount of deposits held directly or indirectly by you in any one bank. If you have questions about FDIC deposit insurance, contact your financial or legal advisors or go to: <http://www.fdic.gov/deposit/deposits/index.html>.

We do not guarantee the solvency of any bank into which funds are deposited and we assume no liability for any loss you incur due to the failure, insolvency or suspension of operations of any bank or the insufficiency of the \$250,000 FDIC deposit insurance limit.

I acknowledge the foregoing disclosures and agree to your depositing my funds as described above.

Dustin A. Vuong

Donalyn S. Matthew

Quyen Dao

Floyd E. Peterson





211 E. Colonial Drive , Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

File Number: 1720117-00655  
Property Address: 3873 Long Branch Lane Apopka FL 32712  
Seller: Dustin A. Vuong and Quyen Dao  
Buyer: Floyd E. Peterson, Donalyn S. Mathew

### **Authorization to Release Information**

At Sunbelt Title Agency, we respect your privacy and strive to make your experience with us as simple and easy as possible.

During the course of your transaction, the Realty Companies, Real Estate Agents, Lender(s) and/or Attorneys for the Parties may request a copy of the Settlement Statement, HUD and/or Seller's/Buyer's Closing Disclosure (the "Documents"). The Documents will include certain nonpublic personal information about you that is necessary to close the transaction (including but not limited to name, property address, and purchase price). By signing this Authorization, you authorize us to provide Coldwell - Orlando 3607, RICK BEAVERS, Charles Rutenberg Realty, Petronilla Fahnestock, Lender(s) and/or Attorneys for the Parties, if applicable, a copy of the Documents requested. In addition, you authorize us to provide a copy of the Settlement Statement or HUD to the other party.

You are not required to sign this Authorization. If you do not sign this Authorization, we are not able to provide the Realty Companies, Real Estate Agents, Lender(s) and/or Attorneys for the Parties, if applicable, a copy of the Settlement Statement, HUD and/or Seller's/Buyer's Closing Disclosure. Finally, if you do not sign this Authorization, we are not able to provide a copy of the Settlement Statement or HUD to the other party.

\_\_\_\_\_  
Dustin A. Vuong

\_\_\_\_\_  
Quyen Dao

Date: \_\_\_\_\_

AUTHRELIINFOSELLER  
Revised 2/4/16  
RLM/hmo



211 E. Colonial Drive, Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

**Affiliated Business Arrangement Disclosure Statement**

To:     Floyd E. Peterson, Donalyn S. Matthew / Dustin A. Vuong and Quyen Dao  
File Number:     1720117-00655  
Property Address:     3873 Long Branch Lane Apopka, FL 32712

Thank you for contacting Sunbelt Title Agency (hereinafter “Agent”). This is to give you notice that Agent has a business relationship with Title Resources Guaranty Company, which is a title insurance underwriting company, and TrueLine Technologies, LLC, which is a land survey, and permit, tax and code search coordination company. It is possible that Trueline Technologies LLC may refer you to Exacta Survey, LLC for survey services. Agent does not own an interest in Exacta Survey, LLC, but principles of Exacta Survey, LLC own a forty-nine percent interest in Trueline Technologies, LLC. The majority owner of Agent is also the one hundred percent owner of Title Resources Guaranty Company as well as the fifty-one percent owner of TrueLine Technologies, LLC. Because of this relationship, this referral of business to the companies below may provide Agent a financial or other benefit.

Set forth below is the estimated charge or range of charges for the services listed. You are NOT required to use the below companies in connection with the provision of title services. THERE ARE FREQUENTLY OTHER COMPANIES AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

COMPANIES	DESCRIPTION OF CHARGES	ESTIMATE OF RANGE OF CHARGES GENERALLY MADE BY PROVIDER
Title Resources Guaranty Company (“TRGC”)	TRGC portion of title insurance premium	Promulgated title insurance rates per Florida Law. Original Rates based on property value: \$5.75 per thousand up to \$100,000, thereafter \$5.00 per thousand over \$100,000 up to \$1,000,000, \$2.50 per thousand over \$1,000,000 up to \$5,000,000, \$2.25 per thousand over \$5,000,000 up to \$10,000,000 and \$2.00 per thousand over \$10,000,000. <sup>1</sup>
TrueLine Technologies, LLC	Placement of order, obtain and deliver survey	\$295.00-\$495.00 standard rate for platted properties that are up to one acre; quotes available for nonconforming orders.
	Placement of order, obtain and deliver search for permits, taxes and code issues	\$65.00-\$400.00 based on County/City/Municipality

<sup>1</sup> Actual charge may vary based on statutory rates on file with the governing state agency and applicable discounts for reissue, simultaneous issue, and new home purchase discount. Depending on the particular circumstances underlying the transaction, including coverage and limits, other requested terms, endorsements and services, these rates may vary.

**Acknowledgement of Receipt of Disclosure**

I/we have read this disclosure form, and understand that Agent is referring me/us to use the above-described companies and may receive a financial or other benefit as the result of this referral.

Dustin A. Vuong	Donalyn S. Matthew
Quyen Dao	Floyd E. Peterson



211 E. Colonial Drive, Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

### Lien Search Disclosure - Seller

As a courtesy, Sunbelt Title Agency has provided a Lien Search with regard to the following described property:

**Lot 704, ROCK SPRINGS RIDGE PHASE IV-B, according to the plat thereof, recorded in Plat Book 55, Page(s) 103 through 105, inclusive, of the Public Records of Orange County, Florida.**

**Parcel Identification Number: 17-20-28-7424-07-040**

Sunbelt Title Agency does not warrant the validity of the contents.

The Seller(s) understand Sunbelt Title Agency and Title Resources Guaranty Company do not make any determinations on the insurability of title due to permitting, code violations, city ordinances or zoning. Permitting, code violations, city ordinances and zoning are not covered under the terms of the title insurance policy.

Seller(s) further agree any permitting, code violations, city ordinances or zoning issues will be settled between the parties and not as part of the closing with Sunbelt Title Agency.

This disclosure is given for the purpose of inducing Sunbelt Title Agency and Title Resources Guaranty Company (“entities”) to issue title insurance on the subject property with the knowledge said entities are relying upon the statements set forth herein. Seller(s) hereby hold Sunbelt Title Agency and Title Resources Guaranty Company harmless and fully indemnifies same (including but not limited to attorneys’ fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

---

Dustin A. Vuong

---

Quyen Dao



\* Optional - We must call once orig docs received to verbally verify wire instructions \*

211 E. Colonial Drive, Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

## Wire Disbursement Authorization - Seller

File No.: 1720117-00655 Property Address: 3873 Long Branch Lane Apopka, FL 32712

Seller(s): Dustin A. Vuong and Quyen Dao Phone: \_\_\_\_\_

- Name on account must match how title is vested.
- Routing number must be verified by the bank. Do not use information on voided check or deposit slip.
- We no longer accept any changes to Seller's wire instructions, unless all parties that originally provided the instructions personally sign new or amended instructions in the presence of a TRG Employee.
- We do not guarantee the arrival time of wires.

Bank Name \_\_\_\_\_

Bank Address \_\_\_\_\_

Name(s) on Account \_\_\_\_\_

Bank Account Number \_\_\_\_\_

Bank Account ABA/Routing # \_\_\_\_\_

Reference Information \_\_\_\_\_

Swift Code (if international bank) \_\_\_\_\_

For Further Credit \_\_\_\_\_

[ ] See Attached Typed Instructions provided by Seller's Banking Institution, if provided

I/We hereby instruct and authorize Sunbelt Title Agency to deliver proceeds of the sale as instructed above. I/we understand you cannot disburse until funds have been received and you are in a position to proceed.

\_\_\_\_\_  
Dustin A. Vuong

Date: \_\_\_\_\_

\_\_\_\_\_  
Quyen Dao

WIREDISBAUTHSELLER  
REV. 1/28/16  
RLM/ak



211 E. Colonial Drive , Orlando, FL 32801 • Phone (407) 425-5716 • Fax (303) 876-4532

### Future Contact Information

Closing Date: June 15, 2017

File Number: 1720117-00655

<b>Seller Information:</b>	
Future address of: Dustin A. Vuong and Quyen Dao	
22850 Fishers Hill Ct Chantilly, VA 20152	
Phone Number:	
Email Address:	dvuong@yahoo.com
Social Security or Tax ID No.:	xxx-xx-7940 and xxx-xx-0865
Dustin A. Vuong	
Quyen Dao	
<b>Attorney Information: Seller</b>	

Sunbelt Title Agency  
Certification For No Information Reporting  
on the Sale Or Exchange Of A Principal Residence

File Number: 1720117-00655      Property Address: 3873 LONG BRANCH LANE APOPKA, FL 32712  
Closer: Pamela Connell  
Date of Settlement: June 15, 2017      Seller's Gross Proceeds \$259,000.00

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Part I. Seller Information

1. Name of Seller: Dustin A. Vuong

2. Forwarding Address of Seller: 22850 Fishers Hill Ct Chantilly, VA 20152

Phone: \_\_\_\_\_

3. Social Security Number: \_\_\_\_\_  
(Taxpayer I.D. Number)

"You are required by law to provide Sunbelt Title Agency with your correct taxpayer identification number. If you do not provide Sunbelt Title Agency with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law."

Part II. Seller Assurances

Check "true" or "false" for assurances (1) through (5), and "true", "false", or "N/A" (not applicable) for assurance (6).  
True False  
☒ ☐ (1) I owned and used the residence as my principal residence for periods aggregating two (2) years or more during the 5-year period ending on the date of the sale or exchange of the residence.  
☒ ☐ (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.  
☒ ☐ (3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.  
☒ ☐ (4) At least one of the following three statements applies:

The sale or exchange is of the entire residence for \$250,000 or less.

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less. OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.

☒ ☐ (5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.

True False N/A  
☐ ☐ ☐

(6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 (five) years prior to the date I sold or exchanged the residence.

Part III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

Signature Dustin A. Vuong

Date

If the seller makes a "False" response to any of the assurances in Part II of this form, we will be required to report the real estate proceeds to the IRS. A copy of the 1099-S will be provided to you at the time of, or immediately following, the closing.

Information needed for reporting to IRS:

Gross Proceeds (Sales Price) Allocation

Proceeds Allocation \_\_\_\_\_%. According to IRS guidelines, if the sellers were husband and wife at the time of closing, who held property as joint tenants, tenants by the entirety, tenants in common, or as community property, only one Form 1099-S will be reported to the IRS unless both parties allocate a percentage, in which case a Form 1099-S will be reported for each. If the allocation field is left incomplete, the proceeds will be reported to IRS for this seller at 100%.



**Sunbelt Title Agency**  
**Certification For No Information Reporting**  
**on the Sale Or Exchange Of A Principal Residence**

File Number: 1720117-00655      Property Address: 3873 LONG BRANCH LANE APOKA, FL 32712  
Closer: Pamela Connell  
Date of Settlement: June 15, 2017      Seller's Gross Proceeds \$259,000.00

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

**Part I. Seller Information**

1. Name of Seller: Quyen Dao
2. Forwarding Address of Seller: 22850 Fishers Hill Ct Chantilly, VA 20152  
Phone: \_\_\_\_\_
3. Social Security Number: \_\_\_\_\_  
(Taxpayer I.D. Number)

" You are required by law to provide Sunbelt Title Agency with your correct taxpayer identification number. If you do not provide Sunbelt Title Agency with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law."

**Part II. Seller Assurances**

**Check "true" or "false" for assurances (1) through (5), and "true", "false", or "N/A" (not applicable) for assurance (6).**

**True False**

- ☒ (1) I owned and used the residence as my principal residence for periods aggregating two (2) years or more during the 5-year period ending on the date of the sale or exchange of the residence.
- ☒ (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
- ☒ (3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.
- ☒ (4) At least one of the following three statements applies:

The sale or exchange is of the entire residence for \$250,000 or less.

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less.

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.

(5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.

**True False**

**N/A**

- ☒ (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 (five) years prior to the date I sold or exchanged the residence.

**Part III. Seller Certification**

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

Signature Quyen Dao

Date

If the seller makes a "False" response to any of the assurances in Part II of this form, we will be required to report the real estate proceeds to the IRS. A copy of the 1099-S will be provided to you at the time of, or immediately following, the closing.

**Information needed for reporting to IRS:**

**Gross Proceeds (Sales Price) Allocation**

Proceeds Allocation \_\_\_\_%. According to IRS guidelines, if the sellers were husband and wife at the time of closing, who held property as joint tenants, tenants by the entirety, tenants in common, or as community property, only one Form 1099-S will be reported to the IRS unless both parties allocate a percentage, in which case a Form 1099-S will be reported for each.

**If the allocation field is left incomplete, the proceeds will be reported to IRS for this seller at 100%.**