

Nu World Title, LLC
ALTA Universal ID:
9425 Sunset Dr, Suite 142
Miami, FL 33173

File No./Escrow No.: 24BS-OT-1481
 Print Date & Time: August 06, 2024 7:33 pm
 Officer/Escrow Officer: Rodolfo Hernandez
 Settlement Location: 9425 Sunset Dr, Suite 142
 Miami, FL 33173
 Property Address: 2262 W Hwy 98
 Port Saint Joe, FL 32456
 Borrower: Highland P2 PSJ LLC, a Florida limited liability company
 150 East Palmetto Park Road Suite 800
 Boca Raton, FL 33432
 Highland PSJ LLC, a Florida limited liability company
 150 East Palmetto Park Road SUITE 800
 Boca Raton, FL 33432
 Lender: Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company
 Settlement Date : August 02, 2024
 Disbursement Date : August 02, 2024

Description	Borrower	
	Debit	Credit
Financial		
Loan Amount		576,375.00
Loan Charges to Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company		
Underwriter Fee	500.00	
Legal Fee to LHR & G	1,495.00	
Prepaid Interest \$164.11 per day from 08/02/24 to 08/31/24 Mortgage Funding 04 LLC ISAOA/ATIMA, a Delaware limited liability company	4,759.10	
Other Loan Charges		
Cyber Protection Fee to Closinglock	40.00	
Title Charges and Escrow/Settlement Charges		
ALTA Endorsement 14-06 (Future Advance - Priority) to Nu World Title, LLC	100.00	
Abstract Fee to Fidelity National Title Insurance Company	75.00	
ALTA Endorsement 8.1-06 (Environmental Protection Lien) to Nu World Title, LLC	100.00	
Settlement Fee to Nu World Title, LLC	650.00	
eRecording Fee to Nu World Title, LLC	30.00	

Description		Borrower	
		Debit	Credit
Title Charges and Escrow/Settlement Charges (continued)			
Wire and Courier Fee to Nu World Title, LLC		175.00	
Lender's Title Insurance to Nu World Title, LLC Coverage: \$576,375.00 Premium: \$2,295.05 Version: ALTA Loan Policy 2016 with Florida Modifications		2,295.05	
Florida Form 9 to Nu World Title, LLC		229.51	
ALTA Endorsement 4.1-06 (Condominium-Current Assessments) to Nu World Title, LLC		100.00	
Government Recording and Transfer Charges			
Recording Fees to Simplifile		334.50	
Mortgage Documentary Stamps to Simplifile		2,017.40	
Mortgage Intangible Tax to Simplifile		1,152.75	
Payoffs			
PAYOFF to BELLWETHER Loan Payoff	308,578.52	308,578.52	
Total Payoff	<u>308,578.52</u>		
Miscellaneous			
Notary Fee (ESTIMATE) to Nu World Title, LLC		150.00	
		Debit	Credit
Subtotals		322,781.83	576,375.00
Due to Borrower		253,593.17	
Totals		576,375.00	576,375.00

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 Nu World Title, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

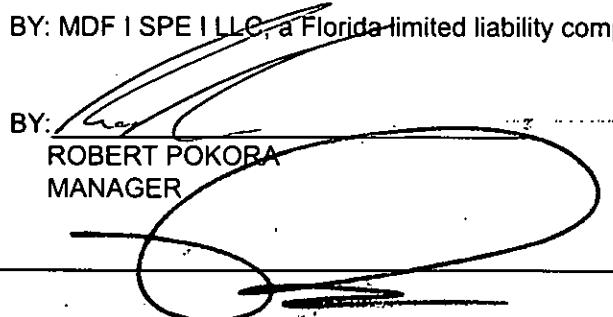
Highland P2 PSJ LLC, a Florida limited liability company

BY: MDF I SPE II LLC, a Florida limited liability company, MEMBER

BY: 
ROBERT POKORA
MANAGER

Highland PSJ LLC, a Florida limited liability company

BY: MDF I SPE I LLC, a Florida limited liability company, MEMBER

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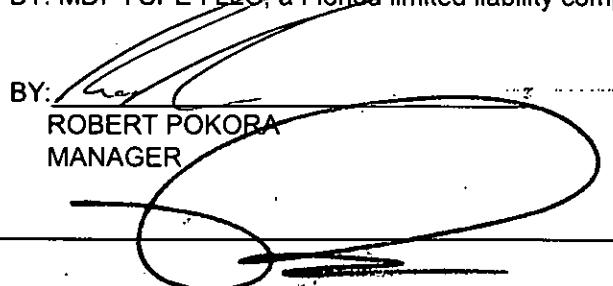
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