

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

File No./Escrow No.: 18-0505  
Print Date & Time: 01/15/2019 8:55 AM  
Officer/Escrow Officer: Katie McCarren  
Settlement Location: 2639 Fruitville Road  
Second Floor, Suite 203  
Sarasota FL 34237

David H. Rosenberg, P.L. d/b/a DHR LAW

2639 Fruitville Road  
Second Floor, Suite 203  
Sarasota, FL 34237

Property Address: 9320 Clubside Circle, #2206, Sarasota, FL 34238  
Buyer: Joanne K. Ouzer  
Seller: Thomas Glembocki and Elizabeth Glembocki  
Lender: HOMEBRIDGE FINANCIAL SERVICES, INC.

Settlement Date: January 16, 2019  
Disbursement Date: January 16, 2019  
Additional dates per state requirements:

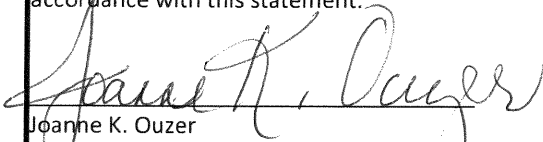
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	165,000.00	Sale Price of Property	165,000.00	
		Deposit		5,000.00
		Borrower's Loan Amount		132,000.00
	1.00	Condo Assn Credit on Account	1.00	
		<b>Prorations/Adjustments</b>		
	694.99	Homeowner's Association (Condo) from 01/16/2019 to 03/31/2019	694.99	
	1,682.51	Homeowner's Association (Golf) from 01/16/2019 to 05/31/2019	1,682.51	
	159.68	Homeowner's Association (Palmer Ranch) from 01/16/2019 to 12/31/2019	159.68	
	165.42	Homeowner's Association (Blvd) from 01/16/2019 to 12/31/2019	165.42	
	91.21	Non-Ad Valorem (Solid Waste) from 01/16/2019 to 09/30/2019	91.21	
	16.43	Non-Ad Valorem (Stormwater) from 01/16/2019 to 09/30/2019	16.43	
72.41		County taxes (Incl. Fire Rescue) from 01/01/2019 to 01/16/2019		72.41
		<b>Loan Charges to HOMEBRIDGE FINANCIAL SERVICES, INC.</b>		
		Application fees to HOMEBRIDGE FINANCIAL SERVICES, INC.	150.00	
		.7110% of Loan Amount (Points) to HOMEBRIDGE FINANCIAL SERVICES, INC.	938.52	
		Document Preparation Fee to HOMEBRIDGE FINANCIAL SERVICES, INC.	550.00	

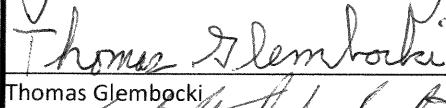
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Underwriting Fees to HOMEBRIDGE FINANCIAL SERVICES, INC.	649.00	
		Appraisal Fee to MMC Inc. (\$325.00 PO CB)		
		Credit Report to CIS Information Services	24.36	
		Flood Certification to ServiceLink National Flood	6.25	
		HOA Capital Contribution to Stoneybrook Golf & CC	3,000.00	
		MMC AMC Fee to MMC, Inc. (\$125.00 PO CB)		
		Tax Service to LERETA	70.00	
		Prepaid Interest to HOMEBRIDGE FINANCIAL SERVICES, INC.	308.00	
		<b>Other Loan Charges</b>		
		Homeowner's Insurance Premium to Tower Hill	1,050.00	
		<b>Impounds</b>		
		Homeowner's Insurance	262.50	
		Property taxes	831.05	
		Aggregate Adjustment	- 332.42	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Owner's title insurance (Optional) to Chicago Title Insurance Company	900.00	
		Title - Lender's title insurance to Chicago Title Insurance Company	250.00	
		Title - Endorsements: 4.1, 8.1 & FL Form 9 to Chicago Title Insurance Company	165.00	
		Title - Title Search to Chicago Title Insurance Company	85.00	
		Title - Title- Municipal Lien Search to Elite Property Research	70.00	
		Title - Title- Electronic Storage Fee to DHR LAW	25.00	
		Title - Title- Electronic Recording Fee to Simplifile	9.00	
		Title - Title- Closing/Settlement Fee to DHR LAW	495.00	
		<b>Commission</b>		
4,950.00		Real Estate Commission 4,950.00 to COLDWELL BANKER RESIDENTIAL REAL ESTATE		
4,950.00		Real Estate Commission 4,950.00 to FINE PROPERTIES		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	139.30	
1,155.00		State tax/stamps to Clerk of Court	462.00	
		Intangible Tax to Clerk of Court	264.00	
		<b>Payoff(s)</b>		
		<b>Miscellaneous</b>		
440.00		Home Warranty to American Home Shield		
		Broker Fee to Fine Properties	150.00	
175.00		Estoppel/Archive Fee-Stoneybrook Clubside 2 Condo Assn. to Advanced Mgmt. & HomeWiseDocs.com		
		Q. 1 2019 Dues to Stoneybrook Clubside 2 Condo Assn. Inc. (\$857.00 POCS)		

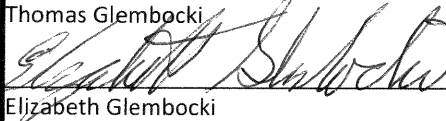
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		2018-2019 Palmer Ranch Home Owner Fee (Paid Through: 12/31/19) to Stoneybrook G&CC (\$167.00 POCS)		
		2018-2019 Golf Maint. Fees (Paid Through: 5/31/19) to Stoneybrook G&CC (\$4,549.00 POCS)		
125.00		Estoppel to Palmer Ranch Master Property Owners Assn. Inc.		
50.00		Estoppel to Stoneybrook G&CC		
		2018-2019 Blvd. Maint. Fees (Paid Through: 12/31/19) to Stoneybrook G&CC (\$173.00 POCS)		
345.00		Transaction/Broker Fee to COLDWELL BANKER RESIDENTIAL REAL ESTATE		
		Transfer Fee-Stoneybrook Clubside 2 Condo Assn. Inc. to Advanced Mgmt.	100.00	
		2018-2019 Blvd. Maint. Fees (Paid Through: 12/31/18) to Stoneybrook G&CC (\$172.00 POCS)		
		2018-2019 Palmer Ranch Home Owner Fee (Paid Through: 12/31/18) to Stoneybrook G&CC (\$167.00 POCS)		
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
12,262.41	167,811.24	<b>Subtotals</b>	178,432.80	137,072.41
		Due From Borrower	41,360.39	
	155,548.83	Due To Seller		
		<b>Totals</b>		

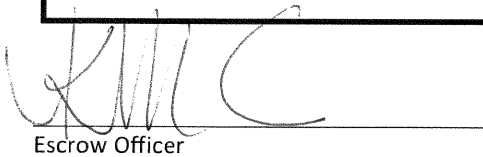
#### Acknowledgement

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 David H. Rosenberg, P.L. d/b/a DHR LAW to cause the funds to be disbursed in accordance with this statement.

  
Joanne K. Ouzer

  
Thomas Glembocki

  
Elizabeth Glembocki

  
Escrow Officer