

Kelley & Grant, P.A.
 FL1530
 370 Camino Gardens Boulevard
 301
 Boca Raton, FL 33432
 (561) 672-1161

ALTA Buyer's Settlement Statement

File #:	24-119DY	Property	7795 Overlook Road	Settlement Date	03/29/2024
Prepared:	03/28/2024		Lantana, FL 33462	Disbursement Date	03/29/2024
Closer:	Dawn Yorio	Buyer	Vitalia Saint Juste 1579 Quail Lake Drive Apt 307 West Palm Beach, FL 33409		
		Seller	Net Web Media LLC 16 West Main Street Christiana, DE 19702		
		Lender	Daniel J. Mancini 88-183 Kai Avenue Caption Cook, HI 96704		

Description	Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$300,000.00	
Deposit		\$5,000.00
Loan Amount		\$150,000.00
Prorations/Adjustments		
County Taxes 01/01/2024 to 03/29/2024		\$611.42
Non Ad-Valorem Taxes 03/29/2024 to 10/01/2024	\$186.88	
Title Policy Adjustment		\$800.00
Loan Charges		
1% of Loan Amount (Points)	\$1,500.00	
Loan Origination Fee to Horizon Mortgage PB LLC	\$3,000.00	
Processing Fee to Dante Mancini	\$500.00	
Wire Fee to Daniel J. Mancini	\$35.00	
Prepaid Interest (\$41.10 per day from 03/29/2024 to 04/01/2024)	\$123.30	
Government Recording and Transfer Charges		
Recording Fees	\$97.70	
---Deed: \$27.60		
---Mortgage: \$70.10		
Documentary Stamp Tax (Mortgage) to Palm Beach County Clerk	\$525.00	
ERecording Fees to Palm Beach County Clerk	\$14.25	
Intangible Tax (Mortgage) to Palm Beach County Clerk	\$300.00	
Title Charges & Escrow / Settlement Charges		
Title - E-Storage Fee to Kelley & Grant, P.A.	\$15.00	
Title - FedEx/Wire Fee to Kelley & Grant, P.A.	\$90.00	
Title - Lender's Endorsement Total to Westcor Land Title Insurance Company	\$185.00	
Title - Lender's Title Policy to Westcor Land Title Insurance Company	\$825.00	
Title - Settlement Fee to Kelley & Grant, P.A.	\$895.00	
Miscellaneous		
Attorney Fees to Daniel J. Mancini	\$1,500.00	

Description	Buyer	
	Debit	Credit
Notary Fee to Signing Carolina, Inc.	\$150.00	
Survey Fee, Plot Plan (GTT) to Kelley & Grant, P.A.	\$400.00	
Homeowner's Insurance Premium to Renegade Insurance DBA United Insurance	\$3,013.28	
Subtotals	\$313,355.41	\$156,411.42
Due from Buyer		\$156,943.99
Totals	\$313,355.41	\$313,355.41

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the 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 Settlement Statement.

We/I authorize Kelley & Grant, P.A. to cause the funds to be disbursed in accordance with this statement.

Vitalia Saint Juste

Date

Settlement Agent

Date