

Clear Choice Title, Inc.
 20668 West Pennsylvania Avenue
 Dunnellon, FL 34431
 (352) 489-3700

ALTA Combined Settlement Statement

File #:	22-450TK	Property	5257 CR 683	Settlement Date	03/31/2023
Prepared:	02/28/2023		Webster, FL 33597	Disbursement Date	03/31/2023
Closer:	Tina M. Kudlack	Buyer	Ana Marie Arce Martinez and Javier Mejia Callejas		
		Seller	Tamala James, Freddie James, Jr., Tyrone M. James, Tequila M. James, Frederick L. James, Lakeisha T. James, Candice D. James, Cyntaiza Williams, and Keaunte James		
		Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$95,000.00	Sales Price of Property	\$95,000.00	
		Deposit		\$1,500.00
		Prorations/Adjustments		
\$218.05		County Taxes 01/01/2023 to 03/31/2023		\$218.05
		Government Recording and Transfer Charges		
		Government recording charges	\$25.50	
\$665.00		State tax/stamps Deed \$665.00 Mortgage \$ to Official Records Department		
		Commissions		
		--\$2,850.00 to Foxfire Realty, LLC		
		--\$2,850.00 to Future Home Realty Inc.		
\$5,700.00		Commission paid at settlement		
\$198.00		TRANSACTION FEE to Foxfire Realty, LLC		
		Title Charges		
\$546.25		Owner's title insurance to Fidelity National Title Insurance Company		
\$85.00		Title - Search Fee to Clear Choice Title, Inc.		
\$725.00		MH Transfer Prep Fee/Closing Fee to Clear Choice Title, Inc.		
		Miscellaneous Charges		
\$3,854.11		REIMBURSEMENT FOR 2018, 2019 & 2020 PROPERTY TAXES to Tamala James		
\$90.00		Municipal Lien Search to PropLogix		
\$2,000.00		REIMBURSEMENT OF PROBATE EXPENSES to Tamala James		
		E-Recording Fee to Clear Choice Title, Inc.	\$5.00	
\$1,181.24		2021 PROPERTY TAXES R10A075 to Sumter County Tax Collector		
\$893.59		2022 PROPERTY TAXES R10A075 to Sumter County Tax Collector		
\$445.10		MH TITLE TITLE TRANSFER FEES to Mobile Home Title Services, Inc.	\$390.10	
\$40.00		Courier Fees to Clear Choice Title, Inc.		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$16,641.34	\$95,000.00			
		Subtotals	\$95,420.60	\$1,718.05
		Due from Buyer		\$93,702.55
\$78,358.66		Due to Seller		
\$95,000.00	\$95,000.00	Totals	\$95,420.60	\$95,420.60

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 Clear Choice Title, Inc. to cause the funds to be disbursed in accordance with this statement.

 Ana Marie Arce Martinez Date Tamala James Date

 Javier Mejia Callejas Date Freddie James, Jr. Date

 Tyrone M. James Date

 Tequila M. James Date

 Frederick L. James Date

 Lakeisha T. James Date

 Candice D. James Date

 Cyntaiza Williams Date

 Keaunte James Date

 Settlement Agent Date