

Buyer/Seller
Settlement Statement

A. Settlement Statement

B. Type of Loan

☐ 1. FHA ☐ 2. FmHA ☐ 3. Conv. Unins.
☐ 4. V.A. ☐ 5. Conv. Ins.

6. File Number
008000.0458

7. Loan Number

ID:

8. Mortg. Ins. Case Num.

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: FRANK A. ROSS and JACQUE LYNN ROSS as Trustees of the ROSS TRUST DATED AUGUST 4, 2005

Address of Buyer: 1421 Rio de Janeiro Avenue, Punta Gorda, Florida 33983

E. NAME OF SELLER: ROBERT E. TARDIF, JR. as Trustee of the CHAPTER 7 BANKRUPTCY ESTATES OF ULRICH FELIX ANTON ENGLER AND PRIVATE COMMERCIAL OFFICE, INC.

Address of Seller: Post Office Box 2140, Fort Myers, Florida 33902

TIN: 38-08608502

F. NAME OF LENDER:

Address of Lender:

G. PROPERTY LOCATION: 1482 Rio de Janeiro Ave., #101, Punta Gorda, Florida 33983

H. SETTLEMENT AGENT: GUY S. EMERICH, FARR, FARR, EMERICH, HACKETT & CARR, P.A.

TIN: 59-2499343

Place of Settlement: 99 Nasbit Street, Punta Gorda, Florida 33950

Phone:

I. SETTLEMENT DATE: 1/24/11

DISBURSEMENT DATE: 1/24/11

J. Summary of buyer's transaction		K. Summary of seller's transaction	
100. Gross amount due from buyer:		400. Gross amount due to seller:	
101. Contract sales price	47,000.00	401. Contract sales price	47,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	28.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. Garbage Fee from 01/24/11 to 09/30/11	101.40	409. Garbage Fee from 01/24/11 to 09/30/11	101.40
110. Monthly Condominium Fee from 01/24/11 to 01/31/11	66.32	410. Monthly Condominium Fee from 01/24/11 to 01/31/11	66.32
111.		411.	
112.		412.	
120. Gross amount due from buyer:	47,196.22	420. Gross amount due to seller:	47,167.72
200. Amounts paid or in behalf of buyer:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	11,186.77
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/11 to 01/24/11	95.95	511. County taxes from 01/01/11 to 01/24/11	95.95
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	1,095.95	520. Total reductions in amount due seller:	11,282.72
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	47,196.22	601. Gross amount due to seller (line 420)	47,167.72
302. Less amount paid by/for the buyer (line 220)	(1,095.95)	602. Less total reductions in amount due seller (line 520)	(11,282.72)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Buyer:	46,100.27	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	35,885.00

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return, for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

Buyer's Initial(s):

Seller's Initial(s):

Buyer/Seller Settlement Statement

Page 2

I. Settlement charges				Buyer POC	Seller POC	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700	Total Sales/Brokers Com. based on price	\$47,000.00 @	% = 2,820.00				
701	1,410.00	% to COLDWELL BANKER MORRIS REALTY					
702	1,410.00	% to BUD TRAYNER REALTY					
703	Commission paid at settlement						2,820.00
704		to					
800	Items payable in connection with loan:			Buyer POC	Seller POC		
801	Loan origination fee	% to					
802	Loan discount	% to					
803	Appraisal fee	to					
804	Credit report	to					
805	Lender's inspection fee	to					
806	Mortgage insurance application fee	to					
807	Assumption Fee	to					
808		to					
809		to					
810		to					
811		to					
900	Items required by lender to be paid in advance:			Buyer POC	Seller POC		
901	Interest from	to @ /day					
902	Mortgage insurance premium for	months to					
903	Hazard insurance premium for	years to					
904	Flood insurance premium for	years to					
905		years to					
1000	Reserves deposited with lender:			Buyer POC	Seller POC		
1001	Hazard insurance	months @ per month					
1002	Mortgage insurance	months @ per month					
1003	City property taxes	months @ per month					
1004	County property taxes	months @ per month					
1005	Annual assessments	months @ per month					
1006	Flood insurance	months @ per month					
1007		months @ per month					
1008		months @ per month					
1009	Aggregate accounting adjustment			Buyer POC	Seller POC		
1100	Title charges:			Buyer POC	Seller POC		
1101	Settlement or closing fee	to FARR, FARR, EMERICH, HACKETT & CARR, P.A.					190.00
1102	Abstract or title search	to ATTORNEYS' TITLE FUND SERVICES, LLC					75.00
1103	Title examination	to					
1104	Title insurance binder	to					
1105	Document preparation	to					
1106	Notary fees	to					
1107	Attorney's Fees	to					
	(includes above item numbers:)					
1108	Title insurance	to Old Republic National Title Insurance Company/FARR, FARR					270.25
	(includes above item numbers:)					
1109	Lender's coverage (Premium):						
1110	Owner's coverage (Premium):	\$47,000.00 (\$270.25)					
1111	Endorse:						
1112		to					
1113		to					
1200	Government recording and transfer charges:						
1201	Recording fees	Deed \$18.50 Mortgage(s) Releases				18.50	
1202	City/county tax/stamps	Deed Mortgage(s)					
1203	State tax/stamps	Deed \$329.00 Mortgage(s)					329.00
1204	Record Condo Approval	to CLERK OF THE COURT				10.00	
1205	Record Affidavit and Order	to CLERK OF THE COURT					28.50
1300	Additional settlement charges:			Buyer POC	Seller POC		
1301		to					
1302	Water Invoice	to CHARLOTTE COUNTY UTILITIES					49.47
1303	2010 R/E Property Taxes	to CHARLOTTE COUNTY TAX COLLECTOR					1,699.56
1304	2009 R/E Property Taxes	to CHARLOTTE COUNTY TAX COLLECTOR					2,301.56
1305	2010 Intangible Taxes	to CHARLOTTE COUNTY TAX COLLECTOR					81.83
1306	2009 Intangible Taxes	to CHARLOTTE COUNTY TAX COLLECTOR					239.34
1307	2008 Intangible Taxes	to CHARLOTTE COUNTY TAX COLLECTOR					246.87
1308	Condo Maintenance Fees Due	to GOLDMAN, TISEO & STURGES TRUST ACCOUNT					2,855.39
1309							
1400	Total settlement charges:					28.50	11,188.77

(Enter on lines 103, Section J and 502, Section K)

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

FRANK A. ROSS, Trustee
Buyer

ROBERT E. TARDIF, JR., Trustee
Seller

JACQUE L. ROSS, Trustee
Buyer

Seller

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

GUY S. EMERICH, FARR, FARR, EMERICH, HACKETT & CARR, P.A.

By: _____ Date _____

As Its Authorized Representative

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 Section 1001 and Section 1010.

DoubleTime®

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Buyer/Seller
Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 008000.0456	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

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 Address of Lender:

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H. SETTLEMENT AGENT: GUY S. EMERICH, FARR, FARR, EMERICH, HACKETT & CARR, P.A.
 Place of Settlement: 99 Nesbit Street, Punta Gorda, Florida 33950

I. SETTLEMENT DATE: 1/24/11

DISBURSEMENT DATE: 1/24/11

TIN: 38-08108502

TIN: 69-2499343

Phone:

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802. Loan discount		% to					
803. Appraisal fee		to					
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805. Lender's inspection fee		to					
806. Mortgage insurance application fee		to					
807. Assumption Fee		to					
808.		to					
809.		to					
810.		to					
811.		to					
900. Items required by lender to be paid in advance:				Buyer POC	Seller POC		
901. Interest from		to @	/day				
902. Mortgage insurance premium for		months to					
903. Hazard insurance premium for		years to					
904. Flood insurance premium for		years to					
905.		years to					
1000. Reserves deposited with lender:				Buyer POC	Seller POC		
1001. Hazard insurance		months @	per month				
1002. Mortgage insurance		months @	per month				
1003. City property taxes		months @	per month				
1004. County property taxes		months @	per month				
1005. Annual assessments		months @	per month				
1006. Flood insurance		months @	per month				
1007.		months @	per month				
1008.		months @	per month				
1009. Aggregate accounting adjustment							
1100. Title charges:				Buyer POC	Seller POC		
1101. Settlement or closing fee		to	FARR, FARR, EMERICH, HACKETT & CARR, P.A.				190.00
1102. Abstract or title search		to	ATTORNEYS' TITLE FUND SERVICES, LLC				75.00
1103. Title examination		to					
1104. Title insurance binder		to					
1105. Document preparation		to					
1106. Notary fees		to					
1107. Attorney's Fees		to					
(includes above item numbers:)							
1108. Title Insurance		to	Old Republic National Title Insurance Company/FARR, FARR				270.25
(includes above item numbers:)							
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium): \$47,000.00 (\$270.25)							
1111. Endorse:							
1112.		to					
1113.		to					
1200. Government recording and transfer charges:							
1201. Recording fees	Deed	\$18.50	Mortgage(s) Releases			18.50	
1202. City/county tax/stamps	Deed		Mortgage(s)				
1203. State tax/stamps	Deed	\$329.00	Mortgage(s)				329.00
1204. Record Condo Approval			to CLERK OF THE COURT			10.00	
1205. Record Affidavit and Order			to CLERK OF THE COURT			28.50	
1300. Additional settlement charges:				Buyer POC	Seller POC		
1301.		to					
1302. Water Invoice		to	CHARLOTTE COUNTY UTILITIES				49.47
1303. 2010 R/E Property Taxes		to	CHARLOTTE COUNTY TAX COLLECTOR				1,699.56
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1307. 2008 Intangible Taxes		to	CHARLOTTE COUNTY TAX COLLECTOR				246.87
1308. Condo Maintenance Fees Due		to	GOLDMAN, TISEO & STURGES TRUST ACCOUNT				2,855.39
1309.							
1400. Total settlement charges:						28.50	11,186.77
(Enter on lines 103, Section J and 502, Section K)							

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

FRANK A. ROSS, Trustee

ROBERT E. TARDIF, JR., Trustee

JACQUE L. ROSS, Trustee

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

GUY S. EMERICH, FARR, FARR, EMERICH, HACKETT & CARR, P.A.

By: _____

As Its Authorized Representative

Date

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