

ALTA Combined Settlement Statement

File #:	22-5793	Property	See Addendum	Settlement Date	10/12/2022
Prepared:	10/12/2022	Buyer	Lemon City Development	Disbursement Date	10/12/2022
Escrow Officer:	Hector Portillo	Seller	Fort Lauderdale Community Redevelopment Agency		
		Lender	Fort Lauderdale Community Redevelopment Agency, a special district created pursuant to Part III, Chapter 163, Florida Statutes		

Seller		Buyer	
Debit	Credit	Debit	Credit
	Primary Charges & Credits		
	Loan Amount (\$238,500.00)		\$238,500.00
	Funds Retained	\$238,500.00	
	Loan Charges		
	Lien Search Fee 648 NW 15th Ter to Florida Lien Search	\$275.00	
	Lien Search Fee 828 NW 15th Ave to Florida Lien Search	\$275.00	
	Lien Search Fee 832 NW 15th Ave to Florida Lien Search	\$275.00	
	Lien Search Fee 904 NW 13th Ter to Florida Lien Search	\$275.00	
	Lien Search Fee NW 15th Ave to Florida Lien Search	\$275.00	
	Settlement/Closing Fee to Bankers Title and Escrow Services, Inc.	\$995.00	
	Government Recording and Transfer Charges		
	Recording Fees	\$428.00	
	---Deed: \$78.00		
	---Mortgage: \$350.00		
	Documentary Stamp Tax (State Deed Taxes) to Recording Department	\$1,669.50	
	Documentary Stamp Tax (State Security Instrument Taxes) to Recording Department	\$834.75	
	Intangible Tax (State Security Instrument Taxes) to Recording Department	\$477.00	
	Title Charges		
	Title Search Fee to Old Republic National Title Insurance Company	\$1,250.00	
	Title - Lender's ALTA 8.1-06 Endorsement to Old Republic National Title Insurance Company	\$100.00	
	Title - Lender's ALTA 9-06 Endorsement to Old Republic National Title Insurance Company	\$161.75	
	Title - Lender's Title Policy to Old Republic National Title Insurance Company	\$1,267.50	
	Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$350.00	
	Miscellaneous Charges		
	Code Violation #CE96021126 to City of Fort Lauderdale	\$334.23	
	Code Violation #SE21030215 to City of Fort Lauderdale	\$240.00	
	Digital Scanning Fee to Bankers Title and Escrow Services, Inc.	\$49.00	
	Document Storage Fee to Forensis Tech	\$35.00	
	Notary Fee to Notary Inc.	\$195.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
		Wire Fee to Bankers Title and Escrow Services, Inc.	\$30.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$0.00	\$0.00	Subtotals	\$248,291.73	\$238,500.00
		Due from Buyer		\$9,791.73
	\$0.00	Due from Seller		
\$0.00	\$0.00	Totals	\$248,291.73	\$248,291.73

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 Bankers Title and Escrow Services, Inc. to cause the funds to be disbursed in accordance with this statement.

Lemon City Development LLC, a Florida Limited Liability Company

By: _____
Charles Gibson Date



Fort Lauderdale Community Redevelopment Agency, a Community
Redevelopment Agency of the State of Florida
Greg Chavarria, Executive Director Date

By: _____
Deveni Hodges, Manager Date

Settlement Agent Date

Closing Disclosure

Closing Information

Date Issued	
Closing Date	10/12/2022
Disbursement Date	10/12/2022
Settlement Agent	Bankers Title and Escrow Services, Inc.
File #	22-5793
Property	See Addendum
Sale Price	

Transaction Information


Borrower	Lemon City Development 3634 Grand Avenue Miami, FL 33133
Seller	Fort Lauderdale Community Redevelopment Agency 914 Northwest 6th Street 200 Fort Lauderdale, FL 33311
Lender	Fort Lauderdale Community Redevelopment Agency, a special district created pursuant to Part III, Chapter 163, Florida Statutes

Summaries of Transactions

SELLER'S TRANSACTION	
M. Due to Seller at Closing	
01	Sale Price of Property
02	Sale Price of Any Personal Property Included in Sale
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09	City/Town Taxes
10	County Taxes
11	Assessments
12	
13	
14	
15	
16	
N. Due from Seller at Closing	
01	Excess Deposit
02	Closing Costs Paid at Closing (J)
03	Existing Loan(s) Assumed or Taken Subject to
04	Payoff of First Mortgage Loan
05	Payoff of Second Mortgage Loan
06	
07	
08	Seller Credit
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14	City/Town Taxes
15	County Taxes
16	Assessments
17	
18	
19	
Calculation	
Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Seller	
\$0.00	

Contact Information

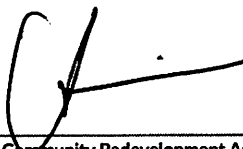
Real Estate Broker (B)	
Name	
Address	
ST License ID	
Contact	
Contact ST License ID	
Email	
Phone	
Real Estate Broker (S)	
Name	
Address	
ST License ID	
Contact	
Contact ST License ID	
Email	
Phone	
Settlement Agency	
Name	Bankers Title and Escrow Services, Inc.
Address	15500 New Barn Road Suite 100 Miami Lakes, FL 33014
ST License ID	W083520
Contact	Hector Portillo
Contact ST License ID	
Email	Hportillo@bankerst.com
Phone	(305) 364-2800



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

LOAN COSTS		Seller Paid	
		At Closing	Before Closing
A. Origination Charges			
01	0% of Loan Amount (Points)		
02			
03			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
09			
OTHER COSTS			
E. Taxes and Other Government Fees			
01	Recording Fees Deed: \$78.00 Mortgage: \$350.00		
02			
03			
04			
F. Prepaids			
01	Homeowner's Insurance Premium		
02	Mortgage Insurance Premium		
03	Prepaid Interest		
04	Property Taxes		
05			
G. Initial Escrow Payment at Closing			
01	Homeowner's insurance		
02	Mortgage insurance		
03	Property taxes		
04			
05			
06			
07			
08			
H. Other			
01			
02			
03			
04			
05			
06			
07			
08			
J. TOTAL CLOSING COSTS			



Fort Lauderdale Community Redevelopment Agency, a Community
Redevelopment Agency of the State of Florida
Greg Chavarria, Executive Director

Date



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

RUSH
*CLOSING 26

Today's Date: Oct. 17, 2022

DOCUMENT TITLE: Scattered Site Infill Housing Development- Lemon City (Special Warranty Deed & Closing Affidavit) CLOSING DISCLOSURE & SETTLEMENT STATEMENT

COMM. MTG. DATE: 06/15/21 CAM #: 21-0531 ITEM #: PH-1 CAM attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Erica K./ 6088 Action Summary attached: ☒ YES ☐ NO

CIP FUNDED: ☐ YES ☐ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) Dept: _____ Router Name/Ext: _____ # of originals routed: _____ Date to CAO: _____

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 2

Is attached Granicus document Final? ☐ YES ☒ NO Approved as to Form: ☒ YES ☐ NO

Date to CCO: 10.17.22 Lynn Solomon LS
Attorney's Name Initials

3) City Clerk's Office: # of originals: 2 Routed to: Donna V./Aimee L./CMO Date: 10/13/22

4) City Manager's Office: CMO LOG #: Oct 15 Document received from: _____

Assigned to: GREG CHAVARRIA ☐ TARLESHA SMITH ☐
ANTHONY FAJARDO ☐ SUSAN GRANT ☐

GREG CHAVARRIA as CRA Executive Director ☐

☐ APPROVED FOR G. CHAVARRIA'S SIGNATURE ☐ N/A FOR G. CHAVARRIA TO SIGN

PER ACM: T. Smith _____ (Initial/Date) PER ACM: A. Fajardo _____ (Initial/Date)
S. Grant _____ (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward _____ originals to ☐ Mayor ☐ CCO Date: _____

5) Mayor/CRA Chair: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

6) City Clerk: Scan original and forwards 2 originals to: Erica K./ xt. 6088

Attach _____ certified Reso # _____ ☐ YES ☐ NO

Original Route form to Erica K./ 6088