

Foundation Title & Trust, LLC  
ALTA Universal ID: 1137417  
14016 Spector Road  
Lithia, FL 33547

File No./Escrow No.: FH-3229-23  
 Print Date & Time: July 06, 2023 11:33 am  
 Officer/Escrow Officer: Lynn M. Langowski  
 Settlement Location: 14016 Spector Road  
 Lithia, FL 33547  
 Property Address: 6315 Bridgevista Dr.  
 Lithia, FL 33547  
 Borrower: Trevor Coggins and Taylor DeCola  
 5119 Clover Mist Dr  
 Apollo Beach, FL 33572  
 Seller: Raja Srinivasa Sarma Ganduri and Parvathi Ganduri  
 1714 Abbey Trace Dr.  
 Dover, FL 33527  
 Lender: loandepot.com LLC  
 Settlement Date : July 07, 2023  
 Disbursement Date : July 07, 2023

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	505,000.00	Sale Price of Property	505,000.00	
		Deposit		5,000.00
		Deposit		5,000.00
		Loan Amount		404,000.00
1,000.00		Seller Credit		1,000.00
		<b>Prorations/Adjustments</b>		
	165.16	SW/SWC 07/07/23-01/01/24	165.16	
	35.51	Lighting District 07/07/23-10/01/23	35.51	
	315.95	CDD 07/07/23-10/01/23	315.95	
	32.19	HOA Assessments 07/07/23-01/01/24	32.19	
1,615.72		County Taxes 01/01/23-07/07/23		1,615.72

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to loandepot.com LLC</b>		
		0.507% of Loan Amount (Points)	2,048.28	
		Processing Fee	850.00	
		Underwriting Fee	595.00	
		Credit Report to CoreLogic Credco	30.00	
		Flood Certificate Fee to ServiceLink National Flood	8.00	
		Tax Service Fee to CoreLogic	68.00	
		MERS Registration Fee to MERS	24.95	
		Prepaid Interest \$77.37 per day from 07/07/23 to 08/01/23 loandepot.com LLC	1,934.25	
		<b>Other Loan Charges</b>		
		Survey to Terminus Surveying	275.00	
		<b>Impounds</b>		
		Homeowner's Insurance to loandepot.com LLC 4.000 Months at \$151.19/month	604.76	
		Property Taxes to loandepot.com LLC 11.000 Months at \$423.74/month	4,661.14	
		Aggregate Adjustment to loandepot.com LLC		755.95
		<b>Title Charges and Escrow/Settlement Charges</b>		
		Endorsements - Lenders Title Insurance	60.00	
		Endorsements - Lenders Title Insurance to Foundation Title & Trust, LLC / WLTIC	60.00	
		Endorsements - Lenders Title Insurance to Foundation Title & Trust, LLC / WLTIC	285.00	
		Lender's Title Insurance to Foundation Title & Trust, LLC / WLTIC Coverage: \$404,000.00 Premium: \$250.00 Version: ALTA Loan Policy (06/17/06)	250.00	
395.00		Settlement Fee to Foundation Title & Trust, LLC	595.00	
125.00		Search Fee to Foundation Title & Trust, LLC / WLTIC		
2,600.00		Owner's Title Insurance to Foundation Title & Trust, LLC / WLTIC Coverage: \$505,000.00 Premium: \$2,600.00 Version: ALTA Owners Policy (06/17/06)		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Commissions</b>		
250.00		Commission - Listing Agent to EZ Choice Realty Note: Includes Adjustment of \$250.00 EZ Choice Realty		
10,100.00		Commission - Selling Agent to Century 21 LIST with BEGGINS Century 21 LIST with BEGGINS Jessica Beggins Houston		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Simplifile fbo Clerk of Circuit Court	200.50	
		Intangible Tax to Simplifile fbo Clerk of Circuit Court	808.00	
3,535.00		State tax/stamps to Simplifile fbo Clerk of Circuit Court	1,414.00	
		<b>Payoffs</b>		
102,873.67		Payoff of First Mortgage Loan to PNC Bank PNC Bank		
570.00		Payoff of Second Mortgage Loan to Key Bank Key Bank		
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to SageSure Insurance Managers, LLC 12 months	1,814.30	
95.00		Lien Search to PropLogix		
358.00		HOA Estoppel Reimbursement to Foundation Title & Trust, LLC		
		HOA Transfer Fee to GrandManors	250.00	
		HOA Capital Contribution to Fishhawk Ranch Homeowners Association, Inc.	120.00	
<b>Seller</b>			<b>Borrower</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
123,517.39	505,548.81	<b>Subtotals</b>	522,504.99	417,371.67
		<b>Due from Borrower</b>		105,133.32
382,031.42		<b>Due to Seller</b>		
505,548.81	505,548.81	<b>Totals</b>	522,504.99	522,504.99



**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 Foundation Title & Trust, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

T. Coggins  
Trevor Coggins

ED  
Taylor DeCola

Seller

RS  
Raja Srinivasa Sarma Ganduri

PS  
Parvathi Ganduri

Lynn M. Langowski  
Lynn M. Langowski  
Closing Agent

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Borrower

LSI  
Trevor Coggins

LSI  
Taylor DeCola

Seller Signed by:

Raja Srinivasa Sarma Ganduri

Raja Srinivasa Sarma Ganduri

Parvathi Ganduri  
Parvathi Ganduri

Lynn M. Langowski  
Lynn M. Langowski  
Closing Agent