

SETTLEMENT STATEMENT

Fleet & Smith Law, PA dba Fleet, Smith & Freeman

1283 Eglin Parkway
Suite A
Shalimar, FL 32579



Phone: (850) 651-4006
[REDACTED]

File / Escrow Number: [REDACTED]	Settlement Date:
Officer/Escrow Officer: Fleet & Smith Law, PA dba Fleet, Smith & Freeman	Disbursement Date: Dec [REDACTED] 2025
Property Address: [REDACTED] Miramar Beach, FL 32550 Block: Lot:	Settlement Location: Fleet, Smith & Freeman 1283 Eglin Parkway, Suite A Shalimar, FL 32579

Buyer: TBD TBD	Buyer Address:
Seller: TBD	Seller Address:
Lender: TBD	Lender Address:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$625,000.00	Sale Price of Property	\$625,000.00	
		Loan Amount		\$625,000.00
		Prorations/Adjustments		
\$4,355.41		County Property Tax 1/1/2025 - 12/1/2025		\$4,355.41
		Loan Charges		
		Mortgage Insurance Premium		
		Prepaid Interest		
		Impounds		
		Homeowners Insurance TBD		
		Mortgage Insurance TBD		
		Property Tax TBD		
		Aggregate Adjustment TBD		
		Title Charges & Escrow / Settlement Charges		
\$3,200.00		Premium Rate		
		Simultaneous Issue	\$25.00	
\$500.00		Closing Fee (S) Fleet, Smith & Freeman		
		Florida Form 9 – Restrictions, Easements & Minerals Fleet, Smith & Freeman	\$322.50	
\$140.00		Municipal Lien Search Fleet, Smith & Freeman		
		Simplifile E-Recording Fee: \$4.75/Document (2) Simplifile	\$9.50	
\$90.00		Title Search Fee (S) First American Title Insurance Company		
\$25.00		Transaction Management Fee (S) Fleet, Smith & Freeman		
		Commission		
\$31,250.00		Real Estate Commission Sellers Broker Christie's International Real Estate Emerald Coast		
		Government Recording And Transfer Charges		
		Recording Fees Deed: \$18.50 Mortgage: \$171.50 Release: \$0.00 Walton County Clerk	\$190.00	
		Transfer Tax Intangible Tax Walton County Clerk	\$1,250.00	
\$4,375.00		Transfer Tax Doc. Stamps \$6,562.50 Walton County Clerk	\$2,187.50	
		Payoff(s)		
		Miscellaneous		
		Homeowners Insurance Premium		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Property Tax		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$43,935.41	\$625,000.00	Subtotals	\$628,984.50	\$629,355.41
\$581,064.59	\$0.00	DUE TO SELLER	\$370.91	\$0.00
\$625,000.00	\$625,000.00	Totals	\$629,355.41	\$629,355.41

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 **Fleet & Smith Law, PA dba Fleet, Smith & Freeman** to cause the funds to be disbursed in accordance with this statement.

BUYERS/BORROWERS

SELLER(S)

TBD TBD

TBD

By: _____

