

# Buyer's and Seller's Combined Closing Statement

## DELRAY TITLE & ABSTRACT CO.

**Name of Buyer:** Maureen A. White  
**Buyer Address:** 8 Carnation Cir, unit D, Reading, MA 01867  
**Name of Seller:** Deborah A. Greenleaf and David J. Greenleaf  
**Seller Address:** 119 Emerald Street, 0, Medford, MA 02155  
**Property Address:** 1390 SW 27th Ave, Unit 43-D, Delray Beach, FL 33445  
**Id#** 12-43-46-19-28-043-0040  
**Settlement Agent:** DELRAY TITLE & ABSTRACT CO.  
**Phone #(561) 278-1203** 210 NE 6TH AVE, STE. 105, DELRAY BEACH, FL 33483  
**Place of Settlement:** 210 NE 6TH AVE, STE. 105, DELRAY BEACH, FL 33483  
**Settlement Date:** 5/11/2022 **Settlement Agent Tax Id#:** 59-1886279

Summary of Buyer's Transaction		Buyer	Summary of Seller's Transaction		Seller
<b>K Gross Amount Due From Buyer</b>			<b>M Gross Amount Due to Seller</b>		
01	Contract sales price	160,000.00	01	Contract sales price	160,000.00
02	Personal property		02	Personal property	
03	Total Settlement Charges to Buyer from Page 2 ▶	5,098.20	03		
04			04		
05			05		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
06	City/town taxes to		06	City/town taxes to	
07	County taxes to		07	County taxes to	
08	Assessments to		08	Assessments to	
09	Condo maintenance 5/11/2022 to 5/31/2022	267.58	09	Condo maintenance 5/11/2022 to 5/31/2022	267.58
10	to		10	to	
11	to		11	to	
12	to		12	to	
<b>Gross Amount Due From Buyer</b>		<b>165,365.78</b>	<b>Gross Amount Due To Seller</b>		<b>160,267.58</b>
<b>L Amounts Paid by or on Behalf of Buyer</b>			<b>N Reductions In Amount Due to Seller</b>		
01	Deposit or earnest money		01	Excess deposit (see instructions)	
02	Seller Financing	145,000.00	02	Total Settlement Charges to seller from Page 2 ▶	84.00
03	Existing loan(s) taken subject to		03	Existing loan(s) taken subject to	
04			04	Payoff of first mortgage loan	
05			05	Payoff of second mortgage loan	
06	Principal amount of new loan(s)		06	Seller Financing	145,000.00
07			07		
08			08		
09			09		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
10	City/town taxes to		10	City/town taxes to	
11	County taxes 1/1/2022 to 5/11/2022	777.45	11	County taxes 1/1/2022 to 5/11/2022	777.45
12	Assessments to		12	Assessments to	
13	to		13	to	
14	to		14	to	
15	to		15	to	
<b>Total Amounts Paid by or on Behalf Of Buyer</b>		<b>145,777.45</b>	<b>Total Reductions in Amount Due Seller</b>		<b>145,861.45</b>
<b>CALCULATION</b>			<b>CALCULATION</b>		
Total due from Buyer at Closing (K)		165,365.78	Total due to Seller at Closing (M)		160,267.58
Total paid by or on behalf of Buyer at Closing (L)		145,777.45	Total due from Seller at Closing (N)		145,861.45
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer		19,588.33	Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller		14,406.13

210 NE 6TH AVE  
 STE. 105  
 DELRAY BEACH, FL 33483

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Property 1390 SW 27th Ave, Unit 43-D, Delray Beach, FL 33445  
 Address:

Sales/Broker Charges				
00	Sales/Broker's Commission based on price	160,000.00 @	%=	
01	Division of Commission as follows:			
02	to			
03	to			
04	Commission paid at Settlement			
05	to			
06	to			
Title Charges				
01	Settlement or closing fee	to Delray Title & Abstract		955.00
02	Abstract or title search	to Delray Title & Abstract		185.00
03	Title examination	to		
04	Title insurance binder	to		
05	Document preparation	to		
06	Notary fees	to		
07	Attorney's fees	to		
08	Title insurance	coverage by Stewart Title Guaranty Company		1,125.00
09	Seller's Title Insurance Policy Coverage Amount \$	145,000.00		
10	Owner's Title Insurance Policy Coverage Amount \$	160,000.00		
11	to			
12	file retention fee	to Delray Title & Abstract		90.00
13	Municipal Lien/permit search	to Delray Title & Abstract		75.00
14	to			
Government Recording and Transfer Charges				
01	Recording Fees: Deed \$27.60; S-Mort(s) \$53.10;			80.70
02	City/county tax/stamps: S-Mortgage \$290.00;			290.00
03	State tax/stamps: Deed \$1,120.00; S-Mortgage \$507.50;			1,627.50
04	to			
05	to			
Other Settlement Charges				
01	Survey	to		
02	Pest Inspection	to		
03	Roof Inspection	to		
04	to			
05	to			
06	to			
07	June Condo Maintenance	to Pines of Delray West Condo Assoc		395.00
08	Condo Estoppel & handling fee	to POC by Delray Title		275.00
09	due Association	to Pines of Delray West Condo Assoc.		84.00
10	to			
11	to			
12	to			
13	to			
14	to			
Total Closing Charges		Post to buyer line (K)03 and seller line (N)02 on Page 1 ▶		5,098.20
				84.00

MORTGAGE NOTE

\$145,000.00

Delray Beach , Florida

May 11th, 2022

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promises to pay to Deborah A. Greenleaf and David J. Greenleaf, wife and husband or order, in the manner hereinafter specified, the principal sum of One Hundred Forty Five Thousand and No DOLLARS (\$145,000.00) with interest from date at the rate of 0.050 per cent per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 119 Emerald Street, 0, Medford, MA 02155 or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

**This note is due and payable together with accrued interest on May 11, 2023.**

This note with interest is secured by a mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said payee, and shall be constructed and enforced according to the laws of the State of Florida.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder", "maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

Maker's Address  
8 Carnation Cir, unit D, Reading, MA 01867

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Maureen A. White (Seal)