

A. Settlement Statement

Buyer/Seller
Settlement Statement

B. Type of Loan

☐ 1. FHA	☐ 2. FmHA	☐ 3. Conv. Unins.	6. File Number 247174-48	7. Loan Number	8. Mortg. Ins. Case Num.
☐ 4. V.A.	☐ 5. Conv. Ins.		ID:		

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: City of Miami Beach, a Florida municipal corporation
Address of Buyer: 1700 Convention Center Drive, Fourth Floor, Miami Beach, Florida 33139

E. NAME OF SELLER: Rudy A. Perez and Elizabeth Perez, husband and wife
Address of Seller: 7605 Collins Avenue, Miami Beach, Florida 33141 **TIN:**

F. NAME OF LENDER:
Address of Lender:

G. PROPERTY LOCATION: 7605 Collins Ave., Miami Beach, Florida 33141

H. SETTLEMENT AGENT: SUZANNE A. DOCKERTY, P.A.
Place of Settlement: 110 Merrick Way, Suite 3-B, Coral Gables, Florida 33134 **TIN:** 65-0808255
Phone: 305-443-9162

I. SETTLEMENT DATE: 3/30/24 **DISBURSEMENT DATE:** 3/30/24

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	6,500,000.00	401. Contract sales price	6,500,000.00
102. Personal property		402. Personal property	
103. Settlement charges to buyer (Line 1400)	22,358.25	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.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from buyer:	6,522,358.25	420. Gross amount due to seller:	6,500,000.00
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)	44,485.00
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		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for buyer:	1,000.00	520. Total reductions in amount due seller:	44,485.00
300. Cash at settlement from/to buyer:		600. Cash at settlement to/from seller:	
301. Gross amount due from buyer (line 120)	6,522,358.25	601. Gross amount due to seller (line 420)	6,500,000.00
302. Less amount paid by/for the buyer (line 220)	(1,000.00)	602. Less total reductions in amount due seller (line 520)	(44,485.00)
303. Cash (☒ From ☐ To) Buyer:	6,521,358.25	603. Cash (☒ To ☐ From) Seller:	6,455,515.00

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: To determine if you have to report the sale or exchange of your main home on your tax return, see Instructions for Schedule D (Form 1040 or 1040-SR). If not your main home, report the transaction on Form 4797, Form 6252, and/or Schedule D for the appropriate income tax form.

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L. 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	\$6,500,000.00 @	% =					
701.	% to Best Realty of Miami						
702.	% to						
703. Commission paid at settlement							
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							
1100. Title charges:				Buyer POC	Seller POC		
1101. Settlement or closing fee	to						
1102. Abstract or title search	to SUZANNE A. DOCKERTY, P.A.				300.00	250.00	
1103. Title examination	to						
1104. Title insurance binder	to						
1105. Document preparation	to SUZANNE A. DOCKERTY, P.A.					850.00	
1106. Notary fees	to						
1107. Attorney's Fees	to SUZANNE A. DOCKERTY, P.A.				2,500.00		
(includes above item numbers:)							
1108. Title Insurance	to Old Republic Nat. Title/SUZANNE A. DOCKERTY				18,450.00		
(includes above item numbers:)							
1109. Lender's coverage (Premium):							
1110. Owner's coverage (Premium): \$6,500,000.00 (\$18,450.00)							
1111. Endorse:							
1112. Wire Fee	to SUZANNE A. DOCKERTY, P.A.				35.00	35.00	
1113. Courier/Fed-Ex Fee	to SUZANNE A. DOCKERTY, P.A.				150.00		
1200. Government recording and transfer charges:							
1201. Recording fees	Deed \$23.25 Mortgage(s)	Releases			23.25		
1202. City/county tax/stamps	Deed Mortgage(s)						
1203. State tax/stamps	Deed \$39,000.00 Mortgage(s)					39,000.00	
1204. Record Affidavit	to						
1205. Record Resolution	to						
1300. Additional settlement charges:				Buyer POC	Seller POC		
1301. Tax and Lien Search	to Reliable Lien Search, Inc.					350.00	
1302. Real Estate Tax Escrow	to SUZANNE A. DOCKERTY, P.A.					4,000.00	
1303. Survey	to TBD				900.00		
1304.	to						
1305.	to						
1306.	to						
1307.	to						
1308.	to						
1309.							
1400. Total settlement charges:							
(Enter on lines 103, Section J and 502, Section K)						22,358.25	44,485.00

**BUYER/SELLER
SETTLEMENT STATEMENT ADDENDUM**

File Number: 247174-48

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.

Buyer(s)

City of Miami Beach, Florida, a Florida municipal corporation
a Florida municipal corporation

By: Alina T. Hudak

(Corporate Seal)

Seller(s)

Rudy A. Perez

Elizabeth Perez

Settlement Agent

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.

SUZANNE A. DOCKERTY, P.A.

By: _____

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.