

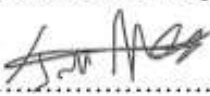
CONFIRMATION SOURCE OF WEALTH & FUNDS

I, Joseph Michael Pestana declare:

Check source(s) of wealth	Necessary Information	Please describe the requested information
Family fortune	•Specify : e.g. (former)entrepreneurial, inheritance, other resources; if possible detailed and documented description	
Active entrepreneurial	•Company name •Short description of business activities •Statutory seat •Name company website (if applicable)	
Former entrepreneurial	•If "sold to third party": • Name of purchaser and approximate date if other: Detailed and documented description	
Income	•Profession •Name employer	
Other	•Detailed and documented description	savings from the sale of real estate: \$ 303,615.42 USD

Place and date: ...July 20, 2023.....

Name and Surname: Joseph Michael Pestana....

Signature: 

**CHASE PRIVATE CLIENT**

JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 - 2051

April 29, 2023 through May 31, 2023

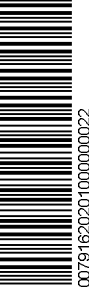
Primary Account: **000000899339912**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-888-994-5626**
Para Espanol: **1-888-994-5626**
International Calls: **1-713-262-1679**
We accept operator relay calls

00079162 DRE 021 210 15223 NNNNNNNNNN 1 000000000 62 0000

JOSEPH M PESTANA
2920 LUCKIE RD
WESTON FL 33331

**Introducing PazeSM — a new way to pay with Chase debit and credit cards**

We'll soon include qualifying Chase debit and credit cardholders in a new digital bank wallet — PazeSM — to be used at participating online businesses.

Please visit the PazeSM FAQs page at chase.com/paze for more information, including details on who's eligible, how PazeSM will work, and self-servicing capabilities once it's launched. We'll also be updating our Digital Services Agreement to include PazeSM.

CONSOLIDATED BALANCE SUMMARY**ASSETS****Checking & Savings**

	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Private Client Checking	000000899339912	\$15,094.55	\$39,865.93
Chase Private Client Savings	000003961210508	304,400.35	303,615.42
Total		\$319,494.90	\$343,481.35
TOTAL ASSETS		\$319,494.90	\$343,481.35



CHASE PRIVATE CLIENT

April 29, 2023 through May 31, 2023
Primary Account: 000000899339912

CHASE PRIVATE CLIENT CHECKING

JOSEPH M PESTANA

Account Number: 000000899339912

CHECKING SUMMARY

	AMOUNT
Beginning Balance	\$15,094.55
Deposits and Additions	48,615.02
Electronic Withdrawals	-23,843.64
Ending Balance	\$39,865.93
Annual Percentage Yield Earned This Period	0.01%
Interest Paid This Period	\$0.16
Interest Paid Year-to-Date	\$0.78

Your account ending in 0508 is linked to this account for overdraft protection.

Good news! Your Chase Private Client Checking Monthly Service Fee was waived because you kept an average beginning day balance of \$150,000 or more in qualifying linked deposits and investments during the statement period.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$15,094.55
05/01	ADT Security Ser Adtpapach PPD ID: 8881323080	-43.86	15,050.69
05/03	American Express ACH Pmt M7670 Web ID: 2005032111	-695.00	14,355.69
05/08	Deposit 2061921543	8,000.00	22,355.69
05/15	ODP Transfer From Savings ...0508	614.86	22,970.55
05/15	Select Portfolio Sps 0030746564 Tel ID: 1870465626	-22,970.55	0.00
05/17	Deposit 6770017092	20,000.00	20,000.00
05/17	T-Mobile Pcs Svc 1488127 Web ID: 0000450304	-134.23	19,865.77
05/31	Online Transfer From Chk ...2038 Transaction#: 17489480184	20,000.00	39,865.77
05/31	Interest Payment	0.16	39,865.93
	Ending Balance		\$39,865.93



CHASE PRIVATE CLIENT SAVINGS

JOSEPH M PESTANA

Account Number: 000003961210508

SAVINGS SUMMARY

	AMOUNT
Beginning Balance	\$304,400.35
Deposits and Additions	5.42
Electronic Withdrawals	-175.49
Other Withdrawals	-614.86
Ending Balance	\$303,615.42
Annual Percentage Yield Earned This Period	0.02%
Interest Paid This Period	\$5.42
Interest Paid Year-to-Date	\$24.93

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$304,400.35
05/05	Goldenrule Ins Prem PPD ID: 1376028756	-175.49	304,224.86
05/15	ODP Transfer To Checking ...9912	-614.86	303,610.00
05/31	Interest Payment	5.42	303,615.42
	Ending Balance		\$303,615.42

You earned a higher interest rate on your Chase Private Client Savings account during this statement period because you had a qualifying Chase Private Client Checking account.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:

Call us at 1-866-564-2262 or write us at the address on the front of this statement immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

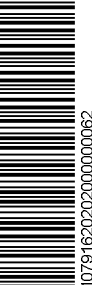
- Your name and account number;
- A description of the error or the transaction you are unsure about, and why you think it is an error or want more information; and
- The amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

For business accounts, see your deposit account agreement or other applicable agreements that govern your account for details.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC FUNDS TRANSFERS: Contact us immediately if your statement is incorrect or if you need more information about any non-electronic funds transfers on this statement. For more details, see your deposit account agreement or other applicable agreements that govern your account.

JPMorgan Chase Bank, N.A. Member FDIC



10791620202000000062



CHASE PRIVATE CLIENT

April 29, 2023 through May 31, 2023

Primary Account: **000000899339912**

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A. Settlement Statement

U.S. Department of Housing and Urban Development



OMB Approval No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 6. File Number 7. Loan Number 8. Mortgage Insurance Case Number
4. ☐ VA 5. ☒ Conv. Ins. Hites 7327-2

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 BORROWER: SEQBRA, LLC, a Delaware limited liability company

ADDRESS OF BORROWER: c/o 2875 NE 191 Street Suite 801, Miami, FL 33180

E. NAME OF SELLER: Joseph Pestana

ADDRESS OF SELLER: 2920 Luckie Road, Fort Lauderdale, FL 33331

F. NAME OF LENDER:

ADDRESS OF LENDER:

G. PROPERTY LOCATION: 3951 S. Ocean Drive Unit 1503, Hollywood, FL 33019

ID# 514225AA0320

H. SETTLEMENT AGENT: SERBER & ASSOCIATES, P.A.
PH# (305) 932-6262 TURNBERRY PLAZA, SUITE 801, 2875 N.E. 191st STREET, AVENTURA, FL 33180

PLACE OF SETTLEMENT: TURNBERRY PLAZA, SUITE 801, 2875 N.E. 191st STREET, AVENTURA, FL 33180

I. SETTLEMENT DATE: 7/14/2021 Disbursement Date: Settlement Agent Tax ID#: 65-0985132

J. Summary of Borrower's Transaction

100.	Gross Amount Due from Borrower	
101.	Contract sales price	2,150,000.00
102.	Personal property	
103.	Settlement charges to borrower (line 1400)	13,532.14
104.		
105.	Credit of HOA overage paid by seller	914.36
	Adjustments for items paid by seller in advance	
106.	City/town taxes to	
107.	County taxes to	
108.	Assessments 7/14/2021 to 7/31/2021	1,746.47
109.	Non-ad valorem taxes 7/14/2021 to 9/30/2021	65.39
110.	to	
111.	to	
112.	to	
120.	Gross Amount Due from Borrower	2,166,258.36
200.	Amounts Paid by or in Behalf of Borrower	
201.	Deposit or earnest money	100,000.00
202.	Principal amount of new loans(s)	
203.	Existing loan(s) taken subject to	
204.		
205.		
206.	Principal amount of seller financing	
207.		
208.		
209.		
209a.		
209b.		
	Adjustments for items unpaid by seller	
210.	City/town taxes to	
211.	County taxes to	
212.	Assessments 1/1/2021 to 7/14/2021	16,408.51
213.	to	
214.	to	
215.	to	
216.	to	
217.	to	
218.	to	
219.	to	
220.	Total Amounts Paid by or in Behalf of Borrower	116,408.51
300.	Cash at Settlement from/to Borrower	
301.	Gross amount due from borrower (line 120)	2,166,258.36
302.	Less amounts paid by/for borrower (line 220)	116,408.51
303.	Cash ☒ From ☐ To Borrower	2,049,849.85

K. Summary of Seller's Transaction

400.	Gross Amount Due to Seller	
401.	Contract sales price	2,150,000.00
402.	Personal property	
403.		
404.		
405.	Credit of HOA overage paid by seller	914.36
	Adjustments for items paid by seller in advance	
406.	City/town taxes to	
407.	County taxes to	
408.	Assessments 7/14/2021 to 7/31/2021	1,746.47
409.	7/14/2021 to 9/30/2021	65.39
410.	to	
411.	to	
412.	to	
420.	Gross Amount Due To Seller	2,152,726.22
500.	Reductions in Amount Due to Seller	
501.	Excess deposit (see instructions)	
502.	Settlement charges to seller (line 1400)	17,602.00
503.	Existing loan(s) taken subject to	
504.	Payoff of first mortgage loan	
505.	Payoff of second mortgage loan	
506.	Principal amount of seller financing	
507.		
508.		
509.		
509a.		
509b.		
	Adjustments for items unpaid by seller	
510.	City/town taxes to	
511.	County taxes to	
512.	Assessments 1/1/2021 to 7/14/2021	16,408.51
513.	to	
514.	to	
515.	to	
516.	to	
517.	to	
518.	to	
519.	to	
520.	Total Reductions in Amount Due Seller	34,010.51
600.	Cash at Settlement to/from Seller	
601.	Gross amount due to seller (line 420)	2,152,726.22
602.	Less reductions in amount due seller (line 520)	34,010.51
603.	Cash ☒ To ☐ From Seller	2,118,715.71

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

PAGE 2

L. Settlement Charges					Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700. TOTAL SALES/BROKER'S COM. based on price	2,150,000.00 @	%=				
Division of Commission (line 700) as follows:						
701.	to					
702.	to					
703. Commission paid at Settlement						
704.	to					
800. Items Payable in Connection With Loan						
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.	to					
808.	to					
809.	to					
810.	to					
811.	to					
812.	to					
813.	to					
814.	to					
815.	to					
900. Items Required By Lender To Be Paid In Advance						
901. Interest from	7/14/2021 to 8/1/2021 @	/day				
902. Mortgage Insurance Premium for	months to					
903. Homeowner's Insurance for	years to					
904.	years to					
905.	years to					
1000. Reserves Deposited With Lender						
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.	months@	per month				
1007.	months@	per month				
1008.	months@	per month				
1009.						
1100. Title Charges						
1101. Settlement or closing fee	to Serber & Associates, P.A.			695.00		
1102. Abstract or title search	to WFG National Title Insurance Company				100.00	
1103. Title examination	to					
1104. Title insurance binder	to					
1105. Document preparation	to					
1106. Notary fees	to					
1107. Attorney's fees	to Serber & Associates, P.A.			1,500.00		
(includes above items numbers:						
1108. Title insurance	to WFG National Title Insurance Company			7,950.00		
(includes above items numbers:						
1109. Lender's coverage: Risk Premium	INS AMT:					
1110. Owner's coverage: Risk Premium	7,950.00 INS AMT: 2,150,000.00					
1110a Endorsements:						
1111. Imaging	to Forensis					
1112. Miscellaneous/courier/copies/fedex	to Serber & Associates, P.A.			50.00		50.00
1113.	to					
1200. Government Recording and Transfer Charges						
1201. Recording Fees: Deed \$44.00; Releases \$27.00;				44.00		27.00
1202. City/county tax/stamps:						
1203. State tax/stamps: Deed \$15,050.00;						15,050.00
1204.	to					
1205. E-recording	to Simplifile			9.00		9.00
1300. Additional Settlement Charges						
1301. Estoppel letter	to Serber & Associates, P.A.					356.00
1302. Municipal lien search	to One- Step Lien Search, LLC					225.00
1303. Attorney's Fees	to LAW OFFICES OF ROBERT J. NEMROW, P.A.					1,395.00
1304. Costs	to LAW OFFICES OF ROBERT J. NEMROW, P.A.					95.00
1305. Curative Costs	to LAW OFFICES OF ROBERT J. NEMROW, P.A.					295.00
1306. Transfer/ Account Set up fee	to Atlantic Pacific Management			100.00		
1307. Prepayment of August dues	to Apogee Beach Condominium Association Inc			3,184.14		
1308.	to					
1309.	to					
1400. Total Settlement Charges	(enter on lines 103, Section J and 502, Section K)			13,532.14		17,602.00

Buyer and Seller Settlement Statement Signature Certification

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.

SEQBRA, LLC, a Delaware limited liability company
By: Sernin Corp, a BVI corporation, Its Manager

By: _____

Andres Simon Hites Moscovich,
Manager

Buyer

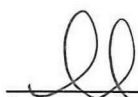


Joseph Pestana

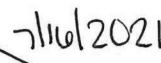
7-15-21

Seller

SERBER & ASSOCIATES, P.A.



Settlement Agent



~~7/14/2021~~

Date

Buyer and Seller Settlement Statement Signature Certification

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.

SEQBRA, LLC, a Delaware limited liability company
By: Sernin Corp, a BVI corporation, Its Manager

By: 

Andres Simon Hites Moscovich,
Manager

Buyer

Joseph Pestana

Seller

SERBER & ASSOCIATES, P.A.


Settlement Agent

7/16/2021
~~7/14/2021~~
Date