

A. Settlement StatementU.S. Department of Housing and
Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: FL18-289	7. Loan Number: None	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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 & Address of Borrower:	E. Name & Address of Seller:	F. Name & Address of Lender:

G. Property Location: LAKE CHASE ISLAND WAY TAMPA, FL 33626 (HILLSBOROUGH) (003545-0188)	H. Settlement Agent GIANNELL TITLE, LLC 3343 WEST COMMERCIAL BLVD, SUITE 100, FORT LAUDERDALE, FL 33309	I. Settlement Date / Disbursement Date 3/26/2018 / 3/26/2018
	Place Of Settlement: 3343 WEST COMMERCIAL BLVD, SUITE 100, FORT LAUDERDALE, FL 33309 (954) 449-6896	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	\$67,000.00	401. Contract sales price	\$67,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$41,257.86	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 3/26/2018 to 1/1/2019 @ \$80.84/Year	\$59.75	407. County taxes 3/26/2018 to 1/1/2019 @ \$80.84/Year	\$59.75
108. Assessments 3/26/2018 to 4/1/2018 @ \$249.61/Month	\$48.31	408. Assessments 3/26/2018 to 4/1/2018 @ \$249.61/Month	\$48.31
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$108,365.92	420. Gross Amount Due To Seller	\$67,108.06
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or Earnest Money	\$500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan		502. Settlement Charges to Seller (line 1400)	\$2,074.41
203. Existing loan taken subject to		503. Existing loan(s) taken subject to	
204. Second Deposit from Jhoff Bay Area Investments, Inc.	\$5,000.00	504. Payoff of first mortgage loan to Bank of America, N.A.	\$60,882.90
205.		505. Payoff of second mortgage loan	
206.		506. Earnest money retained by Giannell Title, LLC	
207.		507. Disbursed as proceeds (\$500.00)	
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 1/1/2018 to 3/26/2018 @ \$1,677.85/Year	\$370.69	511. County taxes 1/1/2018 to 3/26/2018 @ \$1,677.85/Year	\$370.69
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$5,870.69	520. Total Reduction Amount Due Seller	\$63,328.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$108,365.92	601. Gross Amount Due To Seller (line 420)	\$67,108.06
302. Less Amounts Paid By/For Borrower (line 220)	\$5,870.69	602. Less Deduction in Amt. Due To Seller (line 520)	\$63,328.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$102,495.23	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$3,780.06

L. Settlement Charges

700. Total Sales/Broker's Commission	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:		
701. to		
702. to		
703. Commission paid at Settlement		
704.		
800. Items Payable In Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to Giannell Title, LLC	\$1,200.00	
1102. Abstract or title search to Giannell Title, LLC	\$200.00	
1106. Notary fees		
1107. Attorney's fees (includes above item numbers:)		
1108. Title Insurance to Giannell Title, LLC (includes above item numbers:)	\$385.25	
1109. Lender's coverage Premium to Giannell Title, LLC		
1110. Owner's coverage \$67,000.00 Premium \$385.25 to Giannell Title, LLC		
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$27.00 (POC \$13.50 by IRES FL, LLC);Recording Fees, Mortgage ;	\$13.50	
1202. Intangible Tax, Mortgage ;		
1203. Documentary tax/stamps: Deed \$469.00 (POC \$234.50 by IRES FL, LLC);Documentary Tax/Stamps, Mortgage ;	\$234.50	
1300. Additional Settlement Charges		
1301. Survey		
1304. Assignment Fee to IRES FL, LLC	\$38,000.00	
1305. Escrow Reimbursement to IRES FL, LLC	\$500.00	
1306. Estoppel Fee to Property Debt Research	\$390.00	
1307. Municipal Lien Search to Property Debt Research	\$85.00	
1308. April HOA Maintenance Fees to Lake Chase Condominium Assn.	\$249.61	
1309. Special Assessment to Lake Chase Condominium Assn.		\$1,624.41
1310. Water Escrow to Midway Canaan Water Users Assn		\$300.00
1311. Mobile Notary to Sunshine Signing Connection, Inc.		\$150.00
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$41,257.86	\$2,074.41