

# A. Settlement Statement

OMB 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 <b>4245</b>	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance	<b>ORTIC</b>		

**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 <b>Settebello, LTD, a limited liability company</b> <b>21380 Lorain Road Suite 201</b> <b>Fairview Park, OH 44126</b>	E. Name & Address of Seller <b>H.O.P.E. Organization Corporation for Non-Profit</b>	F. Name & Address of Lender
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G. Property Location  <b>27240 Sprague Road</b> <b>Olmsted Township, OH 44138</b>	H. Settlement Agent Name <b>All Real Estate Solutions, LLC</b> <b>1869 East Aurora Road</b> <b>Suite 400</b> <b>Twinsburg, OH 44087 Tax ID: 75-3238263</b>	I. Settlement Date <b>12/21/2015</b> Fund:
	Place of Settlement <b>All Real Estate Solutions, LLC</b> <b>1869 East Aurora Road</b> <b>Suite 400</b> <b>Twinsburg, OH 44087</b>	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	<b>\$75,000.00</b>	401. Contract Sales Price	<b>\$75,000.00</b>
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	<b>\$733.62</b>	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Assessment Taxes		408. Assessment Taxes	
109. School property taxes		409. School property taxes	
110. Barn Rents 12/01/15 to 12/21/15	<b>\$169.35</b>	410. Barn Rents 12/01/15 to 12/21/15	<b>\$169.35</b>
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$75,902.97</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$75,169.35</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	<b>\$6,491.13</b>
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Mortgage & Judgment Lien PNC Bank	<b>\$65,062.75</b>
205.		505.	
206.		506.	
207.		507.	
208.		508. Final Water/Sewer	<b>\$300.00</b>
209.		509. 2015 First Half Taxes & Delq Asmt	<b>\$1,746.27</b>
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City property taxes		510. City property taxes	
211. County property taxes 07/01/15 to 12/21/15	<b>\$1,569.20</b>	511. County property taxes 07/01/15 to 12/21/15	<b>\$1,569.20</b>
212. Assessment Taxes		512. Assessment Taxes	
213. School property taxes		513. School property taxes	
214. Barn Rents		514. Barn Rents	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$1,569.20</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$75,169.35</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount due from borrower (line 120)	<b>\$75,902.97</b>	601. Gross Amount due to seller (line 420)	<b>\$75,169.35</b>
302. Less amounts paid by/for borrower (line 220)	<b>\$1,569.20</b>	602. Less reductions in amt. due seller (line 520)	<b>\$75,169.35</b>
<b>303. Cash From Borrower</b>	<b>\$74,333.77</b>	<b>603. Cash Seller</b>	<b>\$0.00</b>

**L. Settlement Charges**

<b>700. Total Sales/Broker's Commission based on price</b>			<b>\$75,000.00</b>	<b>@ % = \$5,250.00</b>	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:						
701. <b>\$3,000.00</b>	to	<b>Keller Williams Greater Cleveland Southwest</b>				
702. <b>\$2,250.00</b>	to	<b>Realty Trust Services</b>				
703. Commission Paid at Settlement					<b>\$0.00</b>	<b>\$5,250.00</b>
<b>800. Items Payable in Connection with Loan</b>						
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		to				
807. Assumption Fee		to				
808. Flood Cert Fee		to				
<b>900. Items Required by Lender To Be Paid in Advance</b>						
901. Interest from	<b>12/21/2015</b>	to	<b>1/1/2016</b>	@ <b>\$0/day</b>		
902. Mortgage Insurance Premium for	months	to				
903. Hazard Insurance Premium for	years	to				
<b>1000. Reserves Deposited With Lender</b>						
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. Assessment Taxes	months @			per month		
1006. School property taxes	months @			per month		
1007. HOA taxes	months @			per month		
1008. Other taxes	months @			per month		
1011. Aggregate Adjustment						
<b>1100. Title Charges</b>						
1101. Settlement or closing fee	to	<b>All Real Estate Solutions, LLC</b>			<b>\$250.00</b>	<b>\$250.00</b>
1102. Abstract or title search	to					
1103. Title examination	to	<b>All Real Estate Solutions, LLC</b>				<b>\$275.00</b>
1104. Title insurance binder	to	<b>All Real Estate Solutions, LLC</b>			<b>\$75.00</b>	
1105. Document preparation	to	<b>All Real Estate Solutions, LLC</b>			<b>\$45.00</b>	<b>\$65.00</b>
1106. Notary fees	to					
1107. Attorney's fees	to	<b>Angelo Russo, Esq</b>				<b>\$75.00</b>
(includes above items numbers:		)				
1108. Title insurance	to	<b>All Real Estate Solutions, LLC</b>			<b>\$215.62</b>	<b>\$215.63</b>
(includes above items numbers:		)				
1109. Lender's coverage		<b>\$0.00/\$0.00</b>				
1110. Owner's coverage		<b>\$75,000.00/\$431.25</b>				
1111. Courier/Messenger Service	to	<b>All Real Estate Solutions, LLC</b>			<b>\$45.00</b>	<b>\$60.00</b>
1112. Title Update	to					
1113. Filing Service	to	<b>All Real Estate Solutions, LLC</b>			<b>\$75.00</b>	
1114.	to					
1115. Hold Sig/Wire/Shipping & Handling	to	<b>All Real Estate Solutions, LLC</b>				
<b>1200. Government Recording and Transfer Charges</b>						
1201. Recording Fees	Deed <b>\$28.00</b> ; Mortgage ; Rel	to	<b>Cuyahoga County Fiscal Officer</b>		<b>\$28.00</b>	
1202. City/county tax/stamps	Deed <b>\$300.00</b> ; Mortgage	to	<b>Cuyahoga County Fiscal Officer</b>			<b>\$300.00</b>
1203. State tax/stamps	Deed ; Mortgage	to				
1204. Auditors Transfer Fee (\$.50 per parcel)	to	<b>Cuyahoga County Fiscal Officer</b>				<b>\$0.50</b>
<b>1300. Additional Settlement Charges</b>						
1301. Survey	to					
1302. Pest Inspection	to					
1303. Lender Closing Protection Letter	to					
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>					<b>\$733.62</b>	<b>\$6,491.13</b>

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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 completed copy of pages 1, 2 and 3 of this Settlement Statement.  
Settebello, Ltd., a limited liability company

H.O.P.E. Organization  
Corporation for Non-Profit

\_\_\_\_\_  
By: Angelo Russo  
Its: Sole Member

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By: Lauren J. Simna  
Its: President and Executive Director

SETTLEMENT AGENT CERTIFICATION

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

\_\_\_\_\_  
Settlement Agent

\_\_\_\_\_  
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.