

A. Settlement Statement		U.S. Department of Housing and Urban Development		HUD-1 (3/86) 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		7. Loan Number	
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.		151067551-TI			
8. Mortgage Insurance Case Number					
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 and Address of Borrower		E. Name and Address of Seller		F. Name and Address of Lender	
Green Pointe Management, LLC 21380 Lorain Rd. Fairview Park, OH 44126		Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC 3900 Capital City Blvd. Lansing, MI 48906		N/A	
G. Property Location			H. Settlement Agent		
26840 Bagley Road Olmsted Falls, OH 44138			SingleSource Property Solutions, LLC		
			I. Settlement Date		
			Place of Settlement		
			21380 Lorain Road Suite 201 Fairview Park, OH 44126		02/08/16
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		48,500.00		401. Contract sales price	
102. Personal property				402. Personal property	
103. Settlement charges to borrower (line 1400)		992.25		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 to				406. City/town taxes to	
107. County taxes to				407. County taxes to	
108. Assessments to				408. Assessments to	
109.				409.	
110.				410.	
111.				411.	
112.				412.	
120. Gross Amount Due From Borrower		49,492.25		420. Gross Amount Due To Seller	
				48,500.00	
200. Amounts Paid By Or In Behalf Of Borrower			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)	
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to	
204.				504. Payoff of first mortgage loan	
205.				505. Payoff of second mortgage loan	
206.				506. 2015 2nd Installment taxes	
207.				507.	
208.				508.	
209.				509.	
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes to				510. City/town taxes to	
211. County taxes 01/01/16 to 02/08/16		396.70		511. County taxes 01/01/16 to 02/08/16	
212. Assessments to				512. Assessments to	
213.				513.	
214.				514.	
215.				515.	
216.				516.	
217.				517.	
218.				518.	
219.				519.	
220. Total Paid By/For Borrower		1,396.70		520. Total Reduction Amount Due To Seller	
				6,081.14	
300. Cash At Settlement From/To Borrower			600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)		49,492.25		601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)		(1,396.70)		602. Less reductions in amt. due seller (line 520)	
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		48,095.55		603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	
				42,418.86	

L. Settlement Charges**Settlement Statement Page 2**

700. Total Sales/Broker's Commission based on price \$48,500.00 @ % = 2,000.00		
Division of Commission (line 700) as follows:		
701. \$ 1,000.00 to ERA Lentz & Associates	Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
702. \$ 1,000.00 to Realty Trust Services		
703. Commission paid at Settlement		2,000.00
704. to SingleSource Property Solutions, LLC		1,000.00
800. Items Payable In Connection With Loan		
801. Loan Origination Fee %		
802. Loan Discount %		
803. Appraisal Fee to		
804. Credit Report to		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee to		
807. Assumption Fee		
808.		
809.		
810.		
811.		
812.		
813.		
814.		
900. Items Required By Lender To Be Paid In Advance		
901. Interest from to @ \$ /day		
902. Mortgage Insurance Premium for months to		
903. Hazard Insurance Premium for years to		
904. years to		
905.		
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. Aggregate adjustment months @ \$ per month		
1100. Title Charges		
1101. Settlement or closing fee to SingleSource Property Solutions of Ohio, LLC	450.00	545.00
1102. Abstract or title search to SingleSource Property Solutions of Ohio, LLC		250.00
1103. Title examination to		
1104. Title insurance binder to		
1105. Document preparation to		
1106. Notary fees to		
1107. Attorney's fees to		
(includes above items numbers:)		
1108. Title insurance to SingleSource Property Solutions of Ohio, LLC	281.75	
(includes above items numbers:)		
1109. Lender's coverage \$		
1110. Owner's coverage \$ 48,500.00 premium 281.75		
1111. Courier Fee to SingleSource Property Solutions of Ohio, LLC	25.00	
1112. LLC Cert of Good Standing Reim to SingleSource Property Solutions of Ohio, LLC	5.00	
1113.		
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$36.00 ; Mortgage \$; Release \$	36.00	
1202. City/county tax/stamps: Deed \$ 194.50 ; Mortgage \$	194.50	
1203. State tax/stamps: Deed \$; Mortgage \$		
1204. Power of Attorney Recording; to Cuyahoga County Fiscal Officer		28.00
1205.		
1300. Additional Settlement Charges		
1301. Survey to		
1302. Pest inspection to		
1303.		
1304.		
1305.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	992.25	3,823.00

This page is attached to and made part of the Settlement Statement in the matter described on Page 1 of the Settlement Statement.

I have carefully reviewed this 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.

Borrower(s) Green Pointe Management, LLC

Seller(s) Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC, by Celink as Attorney in Fact

By: _____ 02/08/16
Name:
Title:

By: _____ 02/08/16

The Settlement Statement which I have prepared is a true and accurate account of funds received and funds disbursed or to be disbursed for this transaction.

02/08/16 _____ SSPS of Ohio, LLC, Settlement Agent