



# A. Settlement Statement (HUD-1)

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 20160111673	7. Loan Number:	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 and Address of Buyer:  Marilyn Y Fetchet 26091 Royalton Rd Columbia Station, OH 44028	E. Name and Address of Seller:  Michael J Incze 26121 Royalton Rd Columbia Station, OH 44028	F. Name and Address of Lender:  CASH
---	--	--

G. Property Location: 26121 Royalton Rd Columbia Station, OH 44028 Lorain County, Ohio	H. Settlement Agent: Cleveland Home Title Agency, LTD. 2035 Crocker Road, Suite 104 Westlake, OH 44145 Ph. (440)788-7100  Place of Settlement: 2035 Crocker Road, Suite 104 Westlake, OH 44145	I. Settlement Date:  February 22, 2016
---	--	--

J. Summary of Buyer's transaction	
100. Gross Amount Due from Buyer:	
101. Contract sales price	75,000.00
102. Personal property	
103. Settlement Charges to Buyer (Line 1400)	843.62
104.	
105.	
<b>Adjustments for items paid by Seller in advance</b>	
106. City/Town Taxes	to
107. County Taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Buyer</b>	<b>75,843.62</b>
<b>200. Amounts Paid by or in Behalf of Buyer</b>	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Seller paid 1/2 Owners' Policy	
209.	
<b>Adjustments for items unpaid by Seller</b>	
210. City/Town Taxes	to
211. County Taxes	01/01/16 to 02/23/16 410.07
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Buyer</b>	<b>410.07</b>
<b>300. Cash at Settlement from/to Buyer</b>	
301. Gross amount due from Buyer (line 120)	75,843.62
302. Less amount paid by/for Buyer (line 220)	( 410.07)
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	<b>75,433.55</b>

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	75,000.00
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by Seller in advance</b>	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	<b>75,000.00</b>
<b>500. Reductions in Amount Due Seller:</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	7,282.02
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage to ESTIMATED SLS	65,057.91
505. Payoff Second Mortgage to Ocwen ESTIMATED	2,250.00
506.	
507.	
508. Seller paid 1/2 Owners' Policy	
509.	
<b>Adjustments for items unpaid by Seller</b>	
510. City/Town Taxes	to
511. County Taxes	01/01/16 to 02/23/16 410.07
512. Assessments	to
513.	
514.	
515.	
516.	
517. Water & Sewer Hold to Cleveland Home Title	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>75,000.00</b>
<b>600. Cash at settlement to/from Seller</b>	
601. Gross amount due to Seller (line 420)	75,000.00
602. Less reductions due Seller (line 520)	( 75,000.00)
<b>603. Cash</b> <input type="checkbox"/> To <input type="checkbox"/> From Seller	<b>0.00</b>

\* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

**L. Settlement Charges**

<b>700. Total Real Estate Broker Fees</b>		\$ 4,500.00		
<i>Division of commission (line 700) as follows:</i>				
701.	\$ 2,250.00	to	Christ Kaylor Realty Trust	
702.	\$ 2,250.00	to	Andrew Morrison Realty Trust	
703.	Commission paid at settlement			
704.				
705.				
<b>800. Items Payable in Connection with Loan</b>				
801.	Our origination charge			(from GFE #1)
802.	Your credit or charge (points) for the specific interest rate chosen			(from GFE #2)
803.	Your adjusted origination charges to	CASH		(from GFE #A)
804.	Appraisal fee	to		(from GFE #3)
805.	Credit Report	to		(from GFE #3)
806.	Tax service	to		(from GFE #3)
807.	Flood certification	to		(from GFE #3)
808.				(from GFE #3)
809.				(from GFE #3)
810.				(from GFE #3)
811.				(from GFE #3)
<b>900. Items Required by Lender to Be Paid in Advance</b>				
901.	Daily interest charges from	to	@ \$/day	(from GFE #10)
902.	MIP Tot Ins. for Life of Loan	months to		(from GFE #3)
903.	Homeowner's insurance for	years to		(from GFE #11)
904.				(from GFE #11)
905.				(from GFE #11)
<b>1000. Reserves Deposited with Lender</b>				
1001.	Initial deposit for your escrow account			(from GFE #9)
1002.	Homeowner's insurance	months @ \$	per month	\$
1003.	Mortgage insurance	months @ \$	per month	\$
1004.	Property taxes			\$
1005.				\$
1006.		months @ \$	per month	\$
1007.		months @ \$	per month	\$
1008.				\$
1009.				\$
<b>1100. Title Charges</b>				
1101.	Title services and lender's title insurance			(from GFE #4)
1102.	Settlement or closing fee			\$
1103.	Owner's title insurance to First American Title Insurance Company			(from GFE #5)
1104.	Lender's title insurance to First American Title Insurance Company			\$
1105.	Lender's title policy limit			\$
1106.	Owner's title policy limit			\$ 75,000.00
1107.	Agent's portion of the total title insurance premium	to	Cleveland Home Title Agency, LTD.	\$ 366.56
1108.	Underwriter's portion of the total title insurance premium	to	First American Title Insurance Company	\$ 64.69
1109.				\$
1110.				\$
1111.				\$
1112.				\$
1113.				\$
<b>1200. Government Recording and Transfer Charges</b>				
1201.	Government recording charges	to	Lorain County Recorder	(from GFE #7)
1202.	Deed \$ 28.00	Mortgage \$	Releases \$	Other \$ 20.00
1203.	Transfer taxes			(from GFE #8)
1204.	City/County tax/stamps	Deed \$ 300.50	Mortgage \$	
1205.	State tax/stamps	Deed \$	Mortgage \$	
1206.		County Auditor		
1207.				
<b>1300. Additional Settlement Charges</b>				
1301.	Required services that you can shop for			(from GFE #6)
1302.	Survey			\$
1303.	Home Warranty			\$
1304.	Attorney Fee-Deed Prep	to	Norman Law LLC	\$
1305.				\$
1306.	2015 1st 1/2 Property Tax	to	Lorain County Treasurer	\$
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>				
				843.62
				7,282.02

\* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
<b>Charges That Cannot Increase</b>	<b>HUD-1 Line Number</b>		
<b>Charges That in Total Cannot Increase More than 10%</b>		<b>Good Faith Estimate</b>	<b>HUD-1</b>
Government recording charges	#1201		48.00
Title services and lender's title insurance	#1101	0.00	580.00
Owner's title insurance to First American Title Insurance Compai	#1103		215.62
<b>Total</b>			843.62
Increase between GFE and HUD-1 Charges		\$ 843.62 or	0.00%

Charges That Can Change	Good Faith Estimate	HUD-1
-------------------------	---------------------	-------

### Loan Terms

<b>Your initial loan amount is</b>	\$ _____
<b>Your loan term is</b>	N/A
<b>Your initial interest rate is</b>	_____ %
<b>Your initial monthly amount owed for principal, interest and any mortgage insurance is</b>	N/A <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
<b>Can your interest rate rise?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of _____%. The first change will be on _____ and can change again every _____ months after _____. Every change date, your interest rate can increase or decrease by _____%. Over the life of the loan, your interest rate is guaranteed to never be lower than _____% or higher than _____%.
<b>Even if you make payments on time, can your loan balance rise?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$_____.
<b>Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$_____. The maximum it can ever rise to is \$_____.
<b>Does your loan have a prepayment penalty?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$_____.
<b>Does your loan have a balloon payment?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$_____ due in ___ years on _____.
<b>Total monthly amount owed including escrow account payments</b>	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$N/A that results in a total initial monthly amount owed of \$N/A. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

**HUD-1 Attachment**

**Buyer(s):** Marilyn Y Fetchet  
 26091 Royalton Rd  
 Columbia Station, OH 44028

**Seller(s):** Michael J Incze  
 26121 Royalton Rd  
 Columbia Station, OH 44028

**Lender:** CASH

**Settlement Agent:** Cleveland Home Title Agency, LTD.  
 (440)788-7100

**Place of Settlement:** 2035 Crocker Road, Suite 104  
 Westlake, OH 44145

**Settlement Date:** February 22, 2016

**Property Location:** 26121 Royalton Rd  
 Columbia Station, OH 44028  
 Lorain County, Ohio

**Seller Loan Payoff Details**

**Payoff First Mortgage to ESTIMATED SLS**

Loan Payoff As of  
 Total Additional Interest days @ Per Diem

**Total Loan Payoff** 65,057.91

**Payoff Second Mortgage to Ocwen ESTIMATED**

Loan Payoff As of  
 Total Additional Interest days @ Per Diem

**Total Loan Payoff** 2,250.00

**Title Services and Lender's Title Insurance Details**

**BORROWER**

**SELLER**

Settlement Fee to Cleveland Home Title Agency, LTD.	300.00	300.00
Exam to Cleveland Home Title Agency, LTD.		325.00
Title Insurance Binder to Cleveland Home Title Agency, LTD.	75.00	
Wire Fee to Cleveland Home Title Agency, LTD.	30.00	
Courier Fee to Cleveland Home Title Agency, LTD.	30.00	30.00
Title Update/Hold Slg Release to Cleveland Home Title Agency, LTD.	50.00	50.00
Special Tax Search to Cleveland Home Title Agency, LTD.	50.00	
Signing Fee to Cleveland Home Title Agency, LTD.	45.00	45.00
<b>Total</b>	<u><u>\$ 580.00</u></u>	<u><u>\$ 750.00</u></u>

**Owner's Title Insurance**

**BORROWER**

**SELLER**

Owner's Policy Premium to First American Title Insurance Company	215.63	215.63
<b>Total</b>	<u><u>\$ 215.62</u></u>	<u><u>\$ 215.63</u></u>

I have carefully reviewed the HUD-1 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 HUD-1 Settlement Statement.

**WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.**

\_\_\_\_\_  
Marilyn Y Fetchet

\_\_\_\_\_  
Michael J Incze

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

\_\_\_\_\_  
Cleveland Home Title Agency, LTD  
Settlement Agent

**WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.**

---