

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN:				
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
		6. FILE NUMBER: 20151776A			7. LOAN NUMBER:	
8. MORTGAGE INS CASE NUMBER:						
C. NOTE: <i>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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i> <small>1.0 3/98 (20151776A.PFD/20151776A/6)</small>						
D. NAME AND ADDRESS OF BUYER: Green Pointe Management LLC		E. NAME AND ADDRESS OF SELLER: Fannie Mae A/K/A Federal National Mortgage Association 14221 Dallas Parkway, Suite 1000 Dallas, TX 75254		F. NAME AND ADDRESS OF LENDER: CASH		
G. PROPERTY LOCATION: 19520 Drake Road Strongsville, OH 44149 Cuyahoga County, Ohio		H. SETTLEMENT AGENT: Allodial Title LLC PLACE OF SETTLEMENT 2323 West 5th Avenue, Suite 100 Columbus, OH 43204		I. SETTLEMENT DATE: March 22, 2016		
J. SUMMARY OF BUYER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BUYER:			400. GROSS AMOUNT DUE TO SELLER:			
101. Contract Sales Price	54,900.00		401. Contract Sales Price	54,900.00		
102. Personal Property			402. Personal Property			
103. Settlement Charges to Buyer (Line 1400)	678.50		403.			
104.			404. Technology Fee	125.00		
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
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 BUYER	55,578.50		420. GROSS AMOUNT DUE TO SELLER	55,025.00		
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:			500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201. Deposit or earnest money	5,490.00		501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)	3,895.25		
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504. Payoff First Mortgage			
205.			505. Payoff Second Mortgage			
206.			506.			
207.			507. (Deposit disb. as proceeds)			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes	to		510. City/Town Taxes	to		
211. County Taxes	01/01/16 to 03/22/16	470.75	511. County Taxes	01/01/16 to 03/22/16	470.75	
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 BUYER	5,960.75		520. TOTAL REDUCTION AMOUNT DUE SELLER	4,366.00		
300. CASH AT SETTLEMENT FROM/TO BUYER:			600. CASH AT SETTLEMENT TO/FROM SELLER:			
301. Gross Amount Due From Buyer (Line 120)	55,578.50		601. Gross Amount Due To Seller (Line 420)	55,025.00		
302. Less Amount Paid By/For Buyer (Line 220)	(5,960.75)		602. Less Reductions Due Seller (Line 520)	(4,366.00)		
303. CASH (X FROM) (TO) BUYER	49,617.75		603. CASH (X TO) (FROM) SELLER	50,659.00		

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer Green Pointe Management LLC
 BY: _____

Seller Fannie Mae A/K/A Federal National Mortgage Association
 By: Manley Deas Kochalski LLC, Power of Attorney

By _____, Assistant Secretary

L. SETTLEMENT CHARGES							
700. TOTAL COMMISSION Based on Price	\$	54,900.00	@	5.5000 %	3,019.50		
<i>Division of Commission (line 700) as Follows:</i>							
701. \$ 1,372.50	to	SD Development Group LLC					
702. \$ 1,647.00	to	Realty Trust Services					
703. Commission Paid at Settlement							3,019.50
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 Ins. App. Fee		to					
807. Assumption Fee		to					
808.							
809.							
810.							
811. Yield Spread Premium							
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901. Interest From	to	@	\$	/day	(days	%)
902. MIP TotIns. for LifeOfLoan	for	months	to				
903. Hazard Insurance Premium for	1.0	years	to				
904.							
905.							
1000. RESERVES DEPOSITED WITH LENDER							
1001. Hazard Insurance		months	@	\$	per	month	
1002. Mortgage Insurance		months	@	\$	per	month	
1003. City/Town Taxes		months	@	\$	per	month	
1004. County Taxes		months	@	\$	per	month	
1005. Assessments		months	@	\$	per	month	
1006.		months	@	\$	per	month	
1007.		months	@	\$	per	month	
1008.		months	@	\$	per	month	
1100. TITLE CHARGES							
1101. Settlement or Closing Fee	to	Allodial Title LLC			300.00		0.00
1102. Abstract or Title Search	to	Allodial Title LLC			200.00		0.00
1103. Title Examination	to	Allodial Title LLC			50.00		0.00
1104. Title Insurance Binder	to	Allodial Title LLC			75.00		0.00
1105. Recording Service Fee	to	Allodial Title			25.00		0.00
1106. Notary Fees	to				0.00		0.00
1107. Attorney's Fees	to	Manley Deas & Kochalski LLC					0.00
<i>(includes above item numbers:)</i>							
1108. Title Insurance	to	Allodial Title LLC					316.25
<i>(includes above item numbers:)</i>							
1109. Lender's Coverage	\$						
1110. Owner's Coverage	\$	54,900.00			316.25		
1111.		Allodial Title LLC					
1112. Seller Representation Fee	to	Manley Deas Kochalski					300.00
1113.					0.00		0.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201. Recording Fees: Deed \$	28.00	; Mortgage \$; Releases \$			28.00
1202. City/County Tax/Stamps: Deed		0.50	; Mortgage				0.50
1203. State Tax/Stamps: Deed			; Mortgage				
1204.		County Auditor					
1205.							
1300. ADDITIONAL SETTLEMENT CHARGES							
1301. Survey	to						
1302. Pest Inspection	to						
1303.							
1304. Overnight Fee							
1305. Remainder 2015 taxes	to	Cuyahoga County Fiscal Office		7/1/15 - 12/31/15			259.50
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						678.50	3,895.25

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Allodial Title LLC, Settlement Agent

Certified to be a true copy.

HUD-1, Page 3

Buyer(s): Green Pointe Management LLC

Seller(s): Fannie Mae A/K/A Federal National
Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

Lender: CASH

Settlement Agent: Allodial Title LLC
(855)848-5373

Place of Settlement: 2323 West 5th Avenue, Suite 100
Columbus, OH 43204

Settlement Date: March 22, 2016

Property Location: 19520 Drake Road
Strongsville, OH 44149
Cuyahoga County, Ohio

0.00

0.00

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.

Green Pointe Management LLC

BY: _____

Fannie Mae A/K/A Federal National Mortgage Association

By: Manley Deas Kochalski LLC, Power of Attorney

By _____, Assistant Secretary

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.