



A. Settlement Statement (HUD - 1)

U.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	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		765326	15-0021818	

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.
 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.

eConnect Settlement System ®
 Printed: 3/25/2016 at 4:48 PM ET
 by jconnolly

D. NAME OF BORROWER:	GREEN POINTE MANAGEMENT, LLC
ADDRESS:	21380 LORAIN ROAD, FAIRVIEW PARK, OH 44126
E. NAME OF SELLER:	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE GSRPM MORTGAGE LOAN TRUST 2002-1
ADDRESS:	2595 W CHANDLER BLVD, CHANDLER, AZ, 85224
F. NAME OF LENDER:	CASH
ADDRESS:	
G. PROPERTY ADDRESS:	3322 TUXEDO AVENUE, Parma, OH 44134
H. SETTLEMENT AGENT:	Mortgage Connect, 260 Airside Drive, Moon Township, PA 15108, 866-789-1814
PLACE OF SETTLEMENT:	21380 Lorain Road, Fairview Park, OH 44126
I. SETTLEMENT DATE:	3/28/2016
DISBURSEMENT DATE:	3/28/2016

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	\$26,509.00	401. Contract sales price	\$26,509.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	\$543.00	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		407. County Taxes 3/28/2016 To 6/30/2016	
108. School Tax		408. School Tax	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	\$27,052.00	420. GROSS AMOUNT DUE TO SELLER	\$26,509.00
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	\$1,000.00	501. Excess deposit	\$0.00
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	\$5,180.56
203. Existing loan(s) taken subject	\$0.00	503. Existing loan(s) taken subject to	
204.		504.	
205.		505.	
206. Seller Credit for Owner's Policy	\$175.00	506. Seller Credit for Owner's Policy	\$175.00
207. Seller Credit	\$1,500.00	507. Seller Credit	\$1,500.00
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 1/1/2016 3/28/2016	\$456.82	511. County Taxes 1/1/2016 To 3/28/2016	\$456.82
212. School Tax		512. School Tax	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	\$3,131.82	520. TOTAL REDUCTION AMOUNT DUE SELLER	\$7,312.38
300. CASH AT SETTLEMENT TO/FROM BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Gross amount due from borrower (Line 120)	\$27,052.00	601. Gross amount due seller (Line 420)	\$26,509.00
302. Less amount paid by/for borrower (Line 220)	\$3,131.82	602. Less reduction in amount due seller (Line 520)	\$7,312.38
303. CASH FROM BORROWER	\$23,920.18	603. CASH TO SELLER	\$19,196.62

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: 26-1671848) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____ / _____ SELLER(S) SIGNATURE(S): _____ / _____

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBERS: _____ (H) _____ (W)

SETTLEMENT STATEMENT

L. SETTLEMENT CHARGES		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. TOTAL SALES/BROKER'S COMMISSION \$2,365.00			
Division of Commission (line 700) as follows:			
701. \$865.00 to ERA Lentz Associates, Inc.			
702. \$1,500.00 to Realty Trust Services			
703. Commission paid at Settlement		\$0.00	\$2,365.00
704.			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Our origination charge (includes Origination Fee of)	(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			
805. Credit Report			
806. Tax service			
807. Flood certification			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest from to @ \$0.0000/day (0 Days)	(from GFE #10)		
902. Mortgage Insurance Premium	(from GFE #3)		
903. Hazard Insurance Premium	(from GFE #11)		
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Hazard Insurance			
1003. Mortgage Insurance			
1004. City Property Taxes			
1005. County Property Taxes			
1006. School Taxes			
1007. Aggregate Analysis Adjustment			
1100. TITLE CHARGES			
1101. Title services and lender's title insurance	(from GFE #4)	\$300.00	
1102. Settlement or closing fee to Mortgage Connect	\$300.00		\$0.00
1103. Owner's title insurance to Stewart Title Company	(from GFE #5)	\$175.00	
1104. Lender's title insurance to Stewart Title Company	\$0.00		
1105. Lender's title policy limit \$0.00			
1106. Owner's title policy limit \$26509.00			
Agent's portion of the total title insurance premium to			
1107. Stewart Title Company	\$148.75		
Underwriter's portion of the total title insurance premium to			
1108. Stewart Title Guaranty Company	\$26.25		
1109.			
1110. ***Bundled Settlement Fee to Mortgage Connect			\$800.00
1111.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Government recording charges	(from GFE #7)	\$68.00	\$52.00
1202. Deed: \$68.00; Mortgage: \$0.00; Release: \$0.00; POA: \$52.00			
1203. Transfer taxes	(from GFE #8)	\$0.00	
1204. City/County Tax/Stamps Deed: \$80.30; Mortgage: \$0.00			\$80.30
1205. State Tax/Stamps Deed: \$26.60; Mortgage: \$0.00			\$26.60
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Required services that you can shop for	(from GFE #6)		
1302. Equator Technology Fee to Bank of America, N.A.		\$0.00	\$135.00
1303. * REO Transaction Administration Service Fee to Stewart Title Company		\$0.00	\$600.00
1304. Water Bill to City of Cleveland, Division of Water		\$0.00	\$33.90
1305. Management Fee to Skyhill Financial, Inc.		\$0.00	\$750.00
1306. 2015 2nd 1/2 Taxes - #444-04-094 to Cuyahoga County Treasurer		\$0.00	\$337.76
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		\$543.00	\$5,180.56
POCB = P.O.C. - Borrower POCs = P.O.C. - Seller POCL = P.O.C. - Lender POCMB = P.O.C. - Mortgage Broker			

HUD CERTIFICATION OF BUYER AND SELLER

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR THE GSRPM MORTGAGE LOAN TRUST 2002-1

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.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: _____ DATE: _____