

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	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	4351 ORTIC		

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 Green Pointe Management, LLC 21380 Lorain Road Suite 202 Fairview Park, OH 44126	E. Name & Address of Seller PrimeStar Fund I TRS, Inc. P O Box 447 Odessa, FL 33556	F. Name & Address of Lender
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G. Property Location 62 West 5th Street Berea, OH 44017	H. Settlement Agent Name All Real Estate Solutions, LLC 1869 East Aurora Road Suite 400 Twinsburg, OH 44087 Tax ID: 75-3238263	I. Settlement Date 4/5/2016 Fund: 3/7/2016
	Place of Settlement All Real Estate Solutions, LLC 1869 East Aurora Road Suite 400 Twinsburg, OH 44087	

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	\$30,001.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,590.15	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. School Property Taxes		408. School Property Taxes	
109. HOA Dues		409. HOA Dues	
110. HOA Dues		410. HOA Dues	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$31,591.15	420. Gross Amount Due to Seller	
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	
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. Loan Amount 2nd Lien		504.	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes 07/01/15 04/05/16	\$1,024.32	511. County property taxes 07/01/15 04/05/16	
212. School Property Taxes		512. School Property Taxes	
213. HOA Dues		513. HOA Dues	
214. HOA Dues		514. HOA Dues	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$2,024.32	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$31,591.15	601. Gross Amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	\$2,024.32	602. Less reductions in amt. due seller (line 520)	
303. Cash From Borrower	\$29,566.83	603. Cash To Seller	

L. Settlement Charges

700. Total Sales/Broker's Commission based on price				@ % =	Paid From	Paid From
Division of Commission (line 700) as follows:					Borrower's	Seller's
701.	to				Funds at	Funds at
702.	to				Settlement	Settlement
703.						
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 Insurance Application		to				
807. Assumption Fee		to				
808. Flood Cert Fee		to				
900. Items Required by Lender To Be Paid in Advance						
901. Interest from	3/7/2016	to	4/1/2016 @ \$0/day			
902. Mortgage Insurance Premium for	months	to				
903. Hazard Insurance Premium for	years	to				
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. School Property Taxes	months @		per month			
1006. HOA Dues	months @		per month			
1007. HOA Dues	months @		per month			
1008. Other taxes	months @		per month			
1011. Aggregate Adjustment						
1100. Title Charges						
1101. Settlement or closing fee	to	All Real Estate Solutions, LLC			\$500.00	
1102. Abstract or title search	to					
1103. Title examination	to	All Real Estate Solutions, LLC			\$275.00	
1104. Title insurance binder	to	All Real Estate Solutions, LLC			\$75.00	
1105. Document preparation	to	All Real Estate Solutions, LLC			\$90.00	
1106. Notary fees	to					
1107. Attorney's fees	to	Craig W. Syby, Esq.			\$75.00	
(includes above items numbers:)				
1108. Title insurance	to	All Real Estate Solutions, LLC			\$178.25	
(includes above items numbers:)				
1109. Lender's coverage		\$0.00/\$0.00				
1110. Owner's coverage		\$30,001.00/\$178.25				
1111. Courier/Messenger Service	to	All Real Estate Solutions, LLC			\$110.00	
1112. Title Update	to					
1113. Filing Service	to	All Real Estate Solutions, LLC			\$75.00	
1114.	to					
1115. Hold Sig/Wire/Shipping & Handling	to	All Real Estate Solutions, LLC				
1200. Government Recording and Transfer Charges						
1201. Recording Fees	Deed \$36.00 ; Mortgage ; Rel		to Cuyahoga County Fiscal Officer-Treasurer		\$36.00	
1202. City/county tax/stamps	Deed \$120.40 ; Mortgage		to Cuyahoga County Fiscal Officer		\$120.40	
1203. State tax/stamps	Deed ; Mortgage		to Cuyahoga County Fiscal Officer			
1204. Auditors Transfer Fee (\$.50 per parcel)	to				\$0.50	
1300. Additional Settlement Charges						
1301. Survey	to					
1302. Pest Inspection	to					
1303. Seller Closing Protection Letter	to				\$55.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$1,590.15	

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.
Green Pointe Management, LLC

PRIMESTAR FUND I TRS, INC

By _____

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.

BY: JAMIE RAND, AGENT _____

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.