

A. Settlement Statement

B. Type of Loan						6. File Number	7. Loan Number	8. Mortgage Ins Case Number
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance			Test-Theresa2 North Am					
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			E. Name & Address of Seller			F. Name & Address of Lender		
, ,			, ,			, ,		
G. Property Location					H. Settlement Agent Name			
1452 East 93rd Street Cleveland, OH 44106					All Real Estate Solutions, LLC 1869 East Aurora Road Suite 400 Twinsburg, OH 44087 Tax ID: 75-3238263			
					I. Settlement Date			
					3/25/2016			
					Fund:			
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				\$8,000.00	401. Contract Sales Price			
102. Personal Property					402. Personal Property			
103. Settlement Charges to borrower				\$605.50	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						420. Gross Amount Due to Seller		
					\$8,605.50			
200. Amounts Paid By Or in Behalf Of Borrower					500. Reductions in Amount Due to Seller			
201. Deposit or earnest money					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. Payoff 2015 first half taxes			
205.					505. Final Water Sewer			
206. Security Deposit				\$465.00	506. Security Deposit			
207. Security Deposit				\$465.00	507. Security Deposit			
208. Rent Cred Upper PrePay Apr-Jul 4 mos				\$1,860.00	508. Rent Cred Upper PrePay Apr-Jul 4 mos			
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 03/25/16				\$353.55	511. County property taxes 07/01/15 03/25/16			
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						520. Total Reduction Amount Due Seller		
					\$3,143.55			
300. Cash At Settlement From/To Borrower					600. Cash At Settlement To/From Seller			
301. Gross Amount due from borrower (line 120)				\$8,605.50	601. Gross Amount due to seller (line 420)			
302. Less amounts paid by/for borrower (line 220)				\$3,143.55	602. Less reductions in amt. due seller (line 520)			
303. Cash From Borrower						603. Cash To Seller		
					\$5,461.95			

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	3/25/2016	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		\$250.00	
1102. Abstract or title search	to				
1103. Title examination	to	All Real Estate Solutions, LLC			
1104. Title insurance binder	to	All Real Estate Solutions, LLC		\$75.00	
1105. Document preparation	to	All Real Estate Solutions, LLC		\$45.00	
1106. Notary fees	to				
1107. Attorney's fees	to	Angelo Russo, Esq			
(includes above items numbers:)			
1108. Title insurance	to	All Real Estate Solutions, LLC		\$87.50	
(includes above items numbers:)			
1109. Lender's coverage		\$0.00/\$0.00			
1110. Owner's coverage		\$8,000.00/\$175.00			
1111. Courier/Messenger Service	to	All Real Estate Solutions, LLC		\$45.00	
1112. Title Update	to				
1113. Filing Service	to	All Real Estate Solutions, LLC		\$75.00	
1114. Wire/Shipping & Handling	to	All Real Estate Solutions, LLC			
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$28.00 ; Mortgage ; Rel		to Cuyahoga County Fiscal Officer	\$28.00	
1202. City/county tax/stamps	Deed \$32.00 ; Mortgage		to Cuyahoga County Fiscal Officer		
1203. State tax/stamps	Deed ; Mortgage		to		
1204. Auditors Transfer Fee (\$.50 per parcel)	to	Cuyahoga County Fiscal Officer			
1300. Additional Settlement Charges					
1301. Survey	to				
1302. City of Cleveland Disclosure Application	to	City of Cleveland	POC \$61.95		
1303. Reimbursement of City of Cleveland Disc	to	All Real Estate Solutions, LLC			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$605.50	

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.

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.

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.