



# A. Settlement Statement (HUD-1)

<b>B. Type of Loan</b>							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 16-1829	7. Loan Number:	8. Mortgage Insurance Case Number:		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.						
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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i> (16-1829/20)							
<b>D. Name and Address of Buyer:</b> William Becks and Jill Becks 24028 Maple Ridge Rd North Olmsted, OH 44070			<b>E. Name and Address of Seller:</b> Estate of Albert L. Venosky 724 McDonald Ave McDonald, OH 44437			<b>F. Name and Address of Lender:</b>	
<b>G. Property Location:</b> 8085 Olmway Avenue Olmsted Falls, OH 44138 Cuyahoga County, Ohio			<b>H. Settlement Agent:</b> (440)788-7100 Cleveland Home Title Agency, LTD. 2035 Crocker Road, Suite 104 Westlake, OH 44145  <b>Place of Settlement:</b> 2035 Crocker Road Suite 104 Westlake, OH 44145			<b>I. Settlement Date:</b> June 24, 2016  <b>Disbursement Date:</b> June 24, 2016	

<b>J. Summary of Buyer's Transaction</b>	
<b>100. Gross Amount Due from Buyer</b>	
101. Contract sales price	57,300.00
102. Personal property	
103. Settlement charges to buyer (line 1400)	744.75
104.	
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
<b>120. Gross amount due from Buyer</b>	<b>58,044.75</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.	
209. Seller Credit to Buyer for Closing Costs	
<b>Adjustments for items unpaid by seller</b>	
210. City/Town taxes	
211. County taxes 01/01/16 to 06/24/16	1,473.71
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total paid by/for Buyer</b>	<b>1,473.71</b>
<b>300. Cash at Settlement from/to Buyer</b>	
301. Gross amount due from Buyer (Line 120)	58,044.75
302. Less amount paid by/for Buyer (Line 220)	( 1,473.71)
<b>303. CASH FROM BUYER</b>	<b>56,571.04</b>

<b>K. Summary of Seller's Transaction</b>	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	57,300.00
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
<b>420. Gross amount due to Seller</b>	<b>57,300.00</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	3,996.45
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan 1758640761	50,288.76
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509. Seller Credit to Buyer for Closing Costs	
<b>Adjustments for items unpaid by seller</b>	
510. City/Town taxes	
511. County taxes 01/01/16 to 06/24/16	1,473.71
512. Assessments	
513.	
514.	
515.	
516. Last Half 2015 RE Taxes	1,541.08
517.	
518.	
519.	
<b>520. Total reduction amount due Seller</b>	<b>57,300.00</b>
<b>600. Cash at Settlement from/to Seller</b>	
601. Gross amount due to Seller (Line 420)	57,300.00
602. Less reductions due Seller (Line 520)	( 57,300.00)
<b>603. CASH TO/FROM SELLER</b>	<b>0.00</b>

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

<b>L. Settlement Charges</b>		Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>	<b>\$2,865.00</b>		
<i>Division of commission (line 700) as follows:</i>			
701. \$ 1,432.50	to Realty Trust Services- Chris Kaylor		
702. \$ 1,432.50	to Realty Trust Services		
703. Commission paid at settlement			2,865.00
704.			
705. Broker Service Fee			
<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	(from GFE #A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901. Interest from to to @ ( days @ %)	(from GFE#10)		
902. Mortgage insurance premium for month to	(from GFE #3)		
903. Homeowner's insurance for year to	(from GFE #11)		
904. for year to			
<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. County taxes	Months @ \$ per Month		
1005.	Months @ \$ per Month		
1006.	Months @ \$ per Month		
1007.	Months @ \$ per Month		
1008. Aggregate Adjustment			
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance	(from GFE #4) See additional 1101 items	550.00	735.00
1102. Settlement or closing fee			
1103. Owner's title insurance to Cleveland Home Title Agency, LTD.	(from GFE #5)	166.75	166.75
1104.			
1105.			
1106. Owner's title policy limit	\$57,300.00		
1107. Agent's portion of the total title insurance premium to Cleveland Home Title Agen	\$283.47		
1108. Underwriter's portion of the total title insurance premium to North American Title I	\$50.03		
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges to Cuyahoga County Fiscal Office	(from GFE #7)	28.00	
1202. Deed \$ 28.00; Mortgage \$ ; Releases \$			
1203. Transfer taxes	(from GFE #8)		
1204. City/County tax/stamps	Deed \$ 229.70; Mortgage \$		229.70
1205. State tax/stamps	Deed \$ ; Mortgage \$		
1206.			
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for	(from GFE #6)		
1302.			
1303.			
1304.			
1305.			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>744.75</b>	<b>3,996.45</b>

**Comparison of Good Faith Estimate (GFE) and HUD-1 Charges**

Charges That Cannot Increase	HUD-1 Line Number	Good Faith Estimate	HUD-1
Our origination charge	# 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	# 1203		

Charges That In Total Cannot Increase More Than 10%	Good Faith Estimate	HUD-1
Government recording charges	28.00	28.00
#		
#		

<b>Total</b>	<b>28.00</b>	<b>28.00</b>
<b>Increase between GFE and HUD-1 Charges</b>	<b>\$ 0.00</b>	<b>or 0.00 %</b>

Charges That Can Change	Good Faith Estimate	HUD-1
Initial deposit for your escrow account		
Daily interest charges		
Homeowner's insurance		

**Loan Terms**

Your initial loan amount is	\$
Your loan term is	<b>30 years</b>
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest and any mortgage insurance is	\$ <b>N/A</b> includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of % . The first change will be and can change again every 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 %
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<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 \$
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on
Total monthly amount owed including escrow account payments	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowners insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$ 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

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:** William Becks and Jill Becks  
24028 Maple Ridge Rd  
North Olmsted, OH 44070

**Seller:** Estate of Albert L. Venosky  
724 McDonald Ave  
McDonald, OH 44437

**Lender:**

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

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

**Settlement Date:** June 24, 2016

**Disbursement Date:** June 24, 2016

**Property Location:** 8085 Olmway Avenue  
Olmsted Falls, OH 44138  
Cuyahoga County, Ohio

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

Payee/Description	Disclosure	Buyer	Seller
Cleveland Home Title Agency, LTD. Special Tax Search	(from GFE #4) 50.00		
Cleveland Home Title Agency, LTD. Title Update/Hold Signature Release	(from GFE #4) 50.00		50.00
Cleveland Home Title Agency, LTD. Courier Fee	(from GFE #4) 30.00		30.00
Cleveland Home Title Agency, LTD. Wire Fee			30.00
Cleveland Home Title Agency, LTD. Title Insurance Binder	(from GFE #4) 75.00		
Cleveland Home Title Agency, LTD. Exam Fee (CHT) Purchase			325.00
Cleveland Home Title Agency, LTD. Settlement Fee	(from GFE #4) 300.00		300.00
Cleveland Home Title Agency, LTD. Signing Fee	(from GFE #4) 45.00		
<b>Total Title Services and Lender's Title Insurance</b>	<b>550.00</b>		<b>735.00</b>

**Payoffs**

Payee/Description	Disclosure	Buyer	Seller
Chase Payoff of first mortgage loan Note/Ref. No.: 1758640761			50,288.76
Loan Payoff	50,271.13		
Total Payoff	<u>50,288.76</u>		

\_\_\_\_\_  
William Becks

Estate of Albert L. Venosky

\_\_\_\_\_  
Jill Becks

BY: \_\_\_\_\_  
Gretchen Turnbaugh  
Fiduciary

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.**