



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

Preliminary HUD for informational purposes only

B. Type of Loan		
6. File Number	7. Loan Number	8. Mortgage Ins. Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents 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/Buyer	E. Name & Address of Seller	F. Name & Address of Lender
G. Property Location 13813 Strathmore Avenue East Cleveland OH United States	H. Settlement Agent Name: Cleveland Home Title Place of Settlement: Cleveland Home Title 2035 Crocker Rd Suite 104, Westlake, OH 44145 4407887100, info@clevelandhometitle.com	I. Settlement Date 05/16/2016

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract Sales Price	\$27,700.00
102. Personal property	
103. Settlement charges to borrower	\$980.50
104.	
105.	
Adjustments for items paid by seller in advance	
106. City property taxes to	
107. County property taxes 01/01/2016 to 05/16/2016	
108.	
109. School property taxes to	
110.	
111.	
112.	
113.	
114.	
115.	
120. Gross Amount Due From Borrower	\$28,680.50
200. Amounts Paid By Or in Behalf Of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loans taken subject to	
204.	
205.	
206.	
207. Seller contribution	
208.	
209.	
Adjustments for items unpaid by seller	
210. City property taxes to	
211. County property taxes 01/01/2016 to 05/16/2016	\$246.04
212. Assessment taxes	
213. School taxes to	
214. Non ad valorem taxes	
215. HOA	
216.	
217.	
220. Total Paid By/For Borrower	\$246.04
300. Cash At Settlement From/To Borrower	
301. Gross Amount due from borrower (line 120)	\$28,680.50
302. Gross Amount paid by/for borrower (line 220)	\$246.04
303. Cash to/from Borrower	\$28,434.46

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract Sales Price	\$27,700.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City property taxes to	
407. County property taxes 01/01/2016 to 05/16/2016	
408.	
409. School property taxes to	
410.	
411.	
412.	
413.	
414.	
415.	
420. Gross Amount Due to Seller	\$27,700.00
500. Reductions in Amount Due to Seller	
501. Excess deposit	
502. Settlement charges to seller (line 1400)	\$7,685.61
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Seller contribution	
508.	
509.	
Adjustments for items unpaid by seller	
510. City property taxes to	
511. County property taxes 01/01/2016 to 05/16/2016	\$246.04
512. Assessment taxes	
513. School taxes to	
514. Non ad valorem taxes	
515. HOA	
516. Property taxes paid by seller	\$330.17
517.	
520. Total Reduction Amount Due to Seller	\$8,261.82
600. Cash At Settlement To/From Seller	
601. Gross Amount due to seller (line 420)	\$27,700.00
602. Less reductions in amt due seller (line 520)	\$8,261.82
603. Cash to/from Seller	\$19,438.18

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.

I. Settlement Charges			
700. Total Real Estate Broker Fees			
Division of Commission (line 700) as follows:		Paid from Borrower's	Paid from Sellers's
701.		Funds at Settlement	Funds at Settlement
702.			
703. Commission Paid at Settlement			
704. Admin / Transaction Fee			\$3,500.00

800. Items payable in connection with Loan			
801. Our origination charge			
802. Your credit or charge (or points) for the specific rate chosen			
803. Your adjusted origination charges	to	(from GFE A)	
804. Appraisal fee	to	(from GFE #3)	
805. Credit Report	to	(from GFE #3)	
806. Tax Service	to	(from GFE #3)	
807. Flood Certification	to	(from GFE #3)	
808. Lender Inspection Fee	to	(from GFE #3)	
809. Mortgage Broker Fee	to	(from GFE #3)	
810. Processing Fee	to	(from GFE #3)	
811. Admin/Underwriter Fee	to	(from GFE #3)	
812. Misc / Other Fees	to	(from GFE #3)	

900. Items required by Lender to be Paid in Advance			
901. Daily interest charges		(from GFE #10)	
902. Mortgage Insurance Premium	to	(from GFE #10)	
903. Homeowner's insurance for 1 year	to	(from GFE #10)	
904. Flood insurance for 1 year	to	(from GFE #10)	

1000. Reserves deposited with Lender			
1001. Initial deposit for your escrow account		(from GFE #9)	
1002. Homeowner's Insurance			
1003. Mortgage insurance			
1004. City property taxes		(from GFE #9)	
1005. County property taxes			
1006. Assessment taxes			
1007. School taxes			

1100. Title Charges			
1101. Title Services and Lender's Title Insurance		(from GFE #4)	\$865.00
1102. Settlement or Closing Fee		\$375.00	\$375.00
1103. Owner's Title Insurance		(from GFE #5)	\$87.50
1104. Lender's Title Insurance			
1105. Binder		\$75.00	
1106. Lender CPL		\$40.00	
1107. Wire Fee			\$30.00
1108. Courier		\$30.00	\$30.00
1109. Hold Signature			\$50.00
1110. Title Update		\$50.00	
1111. Special Tax Search		\$50.00	
1112. Signing Fee/Notary		\$45.00	\$45.00
1113. Digital Docs		\$50.00	
1114. Deed Preparation			\$100.00
1115. Location Survey		\$150.00	

1200. Government Recording charges			
1201. Government recording charges		(from GFE #7)	\$28.00
1202. Deed: \$ 28.00, Mortgage: \$ 0.00		(from GFE #7)	
1203. Transfer taxes		(from GFE #8)	
1204. Conveyance Fees(Deed: 110.80, Mortgage: 0.00)		(from GFE #8)	\$111.30

1300. Additional Settlement Charges			
1301. Water Hold			\$300.00
1301. Remaining Taxes Due			\$3,056.81

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$980.50	\$7,685.61
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DISCLAIMER: This HUD-1 Closing Statement is preliminary and subject to change based on the particular circumstances of the contemplated transaction. Additional fees and costs may apply. This preliminary HUD is for informational purposes only and should not be relied on for an legal purpose, and should not otherwise be construed as our acceptance of any responsibility to settle or close a transaction. Our formal acceptance of such responsibilities is required on a transaction by transaction basis. By providing this preliminary HUD, we are not furnishing any legal advice, nor have we accepted the responsibility to act as legal counsel to the individual submitting the preliminary HUD request, or the party he or she

represents. Legal representation may be provided for additional fees, irrespective of whether we are engaged to, or have accepted the responsibility to serve as the settlement or closing agent.

