



A. Settlement Statement (HUD-1)

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 16-2247	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> (16-2247/42)							
D. Name and Address of Buyer: Platinum Marketing and Sales, L.C., a Utah limited liability company 11175 Belmont Hill Pl South Jordan, UT 84095			E. Name and Address of Seller: Eladanian, LLC 3053 W 114 St Cleveland, OH 44111			F. Name and Address of Lender: Collective Genius LLC 3012 W San Jose Tampa, FL 33629	
G. Property Location: 3648 West 32nd Street Cleveland, OH 44109 Cuyahoga County, Ohio			H. Settlement Agent: (440)788-7100 Cleveland Home Title Agency, LTD. 2035 Crocker Road, Suite 104 Westlake, OH 44145 Place of Settlement: 2035 Crocker Road Suite 104 Westlake, OH 44145			I. Settlement Date: August 8, 2016 Disbursement Date: August 8, 2016	

J. Summary of Buyer's Transaction	
100. Gross Amount Due from Buyer	
101. Contract sales price	36,000.00
102. Personal property	
103. Settlement charges to buyer (line 1400)	975.50
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross amount due from Buyer	36,975.50
200. Amounts Paid by or in Behalf of Buyer	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	36,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town taxes	
211. County taxes 01/01/16 to 08/08/16	915.78
212. Assessments	
213. August Rent Proration 08/08/16-08/31/16	631.74
214.	
215.	
216.	
217.	
218.	
219.	
220. Total paid by/for Buyer	37,547.52
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (Line 120)	36,975.50
302. Less amount paid by/for Buyer (Line 220)	(37,547.52)
303. CASH TO BUYER	572.02

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross amount due to Seller	
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town taxes	
511. County taxes to	
512. Assessments	
513. August Rent Proration	
514.	
515.	
516.	
517. Water and Sewer Hold	
518.	
519.	
520. Total reduction amount due Seller	
600. Cash at Settlement from/to Seller	
601. Gross amount due to Seller (Line 420)	
602. Less reductions due Seller (Line 520)	()
603. CASH TO SELLER	

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.

L. Settlement Charges		Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees			
<i>Division of commission (line 700) as follows:</i>			
701.	to		
702.	to		
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
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.			
900. Items Required by Lender to be Paid in Advance			
901.	Interest from 08/08/16 to 09/01/16 to Collective @ \$ /day (24 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		
1000. Reserves Deposited with Lender			
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		
1100. Title Charges			
1101.	Title services and lender's title insurance (from GFE #4) See additional 1101 items	780.00	
1102. Settlement or closing fee			
1103.	Owner's title insurance to Cleveland Home Title Agency, LTD. (from GFE #5)	103.50	
1104.	Lender's title insurance to Cleveland Home Title Agency, LTD. \$100.00		
1105.	Lender's title policy limit \$36,000.00		
1106.	Owner's title policy limit \$36,000.00		
1107.	Agent's portion of the total title insurance premium to Cleveland Home Title Agen \$260.95		
1108.	Underwriter's portion of the total title insurance premium to North American Title I \$46.05		
1200. Government Recording and Transfer Charges			
1201.	Government recording charges to Cuyahoga County Fiscal Office (from GFE #7)	92.00	
1202. Deed \$; Mortgage \$ 92.00; Releases \$			
1203. Transfer taxes (from GFE #8)			
1204.	City/County tax/stamps Deed \$ 144.50; Mortgage \$		
1205.	State tax/stamps Deed \$; Mortgage \$		
1206.			
1300. Additional Settlement Charges			
1301.	Required services that you can shop for (from GFE #6)		
1302.			
1303. City of Cleveland Disclosure to City of Cleveland Dept. of Building			
1304. Deed Preparation to Norman Law LLC			
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		975.50	

HUD-1, Attachment

Buyer: Platinum Marketing and Sales, L.C., a
Utah limited liability company
11175 Belmont Hill Pl
South Jordan, UT 84095

Seller: Eladonian, LLC
3053 W 114 St
Cleveland, OH 44111

Lender: Collective Genius LLC

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

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

Settlement Date: August 8, 2016

Disbursement Date: August 8, 2016

Property Location: 3648 West 32nd Street
Cleveland, OH 44109
Cuyahoga County, Ohio
3086 West 115th Street (additional security)
Cleveland, OH 44111

Title Services and Lender's Title Insurance

Payee/Description	Disclosure	Buyer
Cleveland Home Title Agency, LTD. Exam Fee (CHT) Additional Property	(from GFE #4)	325.00
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
Cleveland Home Title Agency, LTD. Courier Fee	(from GFE #4)	30.00
Cleveland Home Title Agency, LTD. Title Insurance Binder	(from GFE #4)	75.00
Cleveland Home Title Agency, LTD. Settlement Fee	(from GFE #4)	150.00
Cleveland Home Title Agency, LTD. Lender's title insurance	(from GFE #4)	100.00
Total Title Services and Lender's Title Insurance		780.00

Adjustments For Items Unpaid By Seller (Seller Debit)

Proration				
Date	Description	Amount	Disclosure	Prorated Amount
08/08/16	August Rent Proration 08/08/16-08/31/16 Buyer pays 24 Days of 31, Seller pays 7 Days of 31	816.00		631.74
Total Line 213/513				631.74

Platinum Marketing and Sales, L.C., a Utah limited liability company

BY: _____
Scott Dilley

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.