

A. Settlement Statement

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 5308 ORTIC	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			

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 IPlan Group Agent for Custodian FBO Anup Garg Roth IRA 27887 Clemens Road Suite 3 Westlake, OH 44145	E. Name & Address of Seller Bay West Properties LLC	F. Name & Address of Lender CASH
--	---	--

G. Property Location 1526 Winchester Avenue Lakewood, OH 44107	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 2/6/2017 Fund:
	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	\$64,000.00	401. Contract Sales Price	\$64,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$702.00	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	\$64,702.00	420. Gross Amount Due to Seller	\$64,000.00
--	--------------------	--	--------------------

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)	\$3,335.50
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. 1st Half 2016 RE Taxes	\$1,276.26
205.		505. Payoff of 2nd Mortgage	
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 07/01/16 to 02/06/17	\$1,455.25	511. County property taxes 07/01/16 to 02/06/17	\$1,455.25
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	\$2,455.25	520. Total Reduction Amount Due Seller	\$6,067.01
--	-------------------	---	-------------------

300. Cash At Settlement From/To Borrower	600. Cash At Settlement To/From Seller
---	---

301. Gross Amount due from borrower (line 120)	\$64,702.00	601. Gross Amount due to seller (line 420)	\$64,000.00
302. Less amounts paid by/for borrower (line 220)	\$2,455.25	602. Less reductions in amt. due seller (line 520)	\$6,067.01
303. Cash From Borrower	\$62,246.75	603. Cash To Seller	\$57,932.99

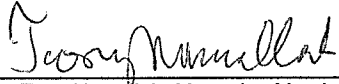
L. Settlement Charges				
700. Total Sales/Broker's Commission based on price	\$64,000.00	@ % = \$2,170.00		
Division of Commission (line 700) as follows:				
701. \$250.00	to Keller Williams GCSW		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$1,920.00	to Realty Trust Services			
703. Commission Paid at Settlement			\$0.00	\$2,170.00
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 2/6/2017 to 3/1/2017 @ \$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	\$250.00
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		\$45.00	\$65.00
1106. Notary fees	to			
1107. Attorney's fees	to Angelo Russo, Esq			\$75.00
(includes above items numbers:)			
1108. Title insurance	to All Real Estate Solutions, LLC		\$184.00	\$184.00
(includes above items numbers:)			
1109. Lender's coverage	\$0.00/\$0.00 .			
1110. Owner's coverage	\$64,000.00/\$368.00			
1111. Courier/Messenger Service	to All Real Estate Solutions, LLC		\$45.00	\$60.00
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 \$256.00 ; Mortgage	to Cuyahoga County Fiscal Officer			\$256.00
1203. State tax/stamps Deed ; Mortgage	to			
1204. Auditors Transfer Fee (\$.50 per parcel)	to Cuyahoga County Fiscal Officer			\$0.50
1300. Additional Settlement Charges				
1301. Survey	to			
1302. Pest Inspection	to			
1303. Lender Closing Protection Letter	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$702.00	\$3,335.50

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.

iPlan Group Agent for Custodian
FBO Anup Garg Roth IRA

Bay West Properties LLC

By:
Its:

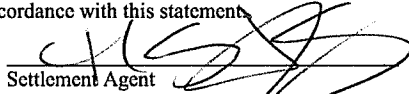

By Tony Nasrallah, Managing Member

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


 2-8-2017
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.

Im

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

iPlan Group Agent for Custodian
FBO Anup Garg Roth IRA


Bay West Properties LLC

By: 
Its: KAYLA WILMOT
Designated Agent

By Tony Nasrallah, Managing Member

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.

 2-8-17
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.