



## 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 86347E
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
			8. Mortgage Insurance Case Number
<b>C. Note:</b> 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 information purposes and are not included in the totals.			
D. Name and Address of Borrower DRD Holdings LLC 3717 W. 134th St. Cleveland, OH		E. Name and Address of Seller Jennifer R. Wolf 5810 Stuckey Road Creston, OH 44217	
		F. Name and Address of Lender CASH	
G. Property Location 12514 Plover Street Lakewood, OH 44107		H. Settlement Agent (440-942-7352) Enterprise Title Agency, Inc.	
		Place of Settlement 8 North State Street, Suite 200 Painesville, Ohio 44077	I. Settlement Date 09/29/17 DD: 09/29/17
<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	30,000.00	401. Contract sales price	30,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	4,119.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	34,119.00	420. GROSS AMOUNT DUE TO SELLER	30,000.00
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>		<b>500. REDUCTIONS IN AMOUNT TO SELLER</b>	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,707.50
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan # 0598641629	25,296.41
		Nationstar Mortgage	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	01/01/17 to 09/29/17	511. County taxes	01/01/17 to 09/29/17
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	1,996.09	520. TOTAL REDUCTION AMOUNT DUE SELLER	30,000.00
<b>300. CASH AT SETTLEMENT FROM OR TO BORROWER</b>		<b>600. CASH AT SETTLEMENT TO OR FROM SELLER</b>	
301. Gross amount due from borrower (line 120)	34,119.00	601. Gross amount due to seller (line 420)	30,000.00
302. Less amounts paid by/for borrower (line 220)	1,996.09	602. Less reduction amount due to seller (line 520)	30,000.00
303. CASH	FROM BORROWER	603. CASH	TO SELLER
	32,122.91		0.00

PRELIMINARY

<b>L. SETTLEMENT CHARGES:</b>		File Number: 86347E	<b>PAID FROM BORROWER'S FUNDS AT SETTLEMENT</b>	<b>PAID FROM SELLER'S FUNDS AT SETTLEMENT</b>
<b>700. Total Real Estate Broker Fees</b>		1,800.00		
Division of commission (line 700) as follows:				
701. \$	900.00 to Realty Trust Services, LLC			
702. \$	900.00 to BHHS			
703.	Commission paid at Settlement			1,800.00
704.				
705.	Broker Fee BHHS Professional Realty			
<b>800. Items Payable in Connection with Loan</b>		<b>P.O.C.</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.				
809.				
810.				
811.				
812.				
813.				
814.				
<b>900. Items Required by Lender to Be Paid in Advance</b>				
901.	Daily interest charges from to @\$ /day	(from GFE#10)		
902.	Mortgage Insurance Premium for to	(from GFE#3)		
903.	Homeowner's insurance for to	(from GFE#11)		
904.				
905.				
<b>1000. Reserves Deposited with Lender</b>				
1001.	Initial deposit for your escrow account	(from GFE#9)		
1002.	Hazard Insurance mo. @ \$ per mo. \$			
1003.	Mortgage Insurance mo. @ \$ per mo. \$			
1004.	City property taxes mo. @ \$ per mo. \$			
1005.	County property taxes mo. @ \$ per mo. \$			
1006.	Annual Assessments mo. @ \$ per mo. \$			
1007.	mo. @ \$ per mo. \$			
1008.	mo. @ \$ per mo. \$			
1009.	Aggregate Adjustment \$			
<b>1100. Title Charges</b>				
1101.	Title services and lender's title insurance	(from GFE#4)		
1102.	Settlement or closing fee Enterprise Title Agency, Inc.		380.00	700.00
1103.	Owner's title insurance First USA Title Agency	(from GFE#5)	87.50	87.50
1104.	Lender's title insurance			
1105.	Lender's coverage			
1106.	Owner's coverage 30,000.00 --- 175.00			
1107.	Agent's portion of the total title insurance premium Old Republic	\$ 0.00		
1108.	Underwriter's portion of the total title insurance premium Old Republic	\$ 175.00		
1109.				
1110.	Commitment First USA Title Agency		75.00	
1111.	Title Exam First USA Title Agency		450.00	
1112.				
1113.				
<b>1200. Government Recording and Transfer Charges</b>				
1201.	Government recording charges	(from GFE#7)	56.50	
1202.	Deed \$ 56.50 Mortgage \$ Releases \$			
1203.	Transfer taxes	(from GFE#8)		
1204.	City/county tax/stamps Deed \$ 120.00 Mortgage \$			120.00
1205.	State tax/stamps Deed \$ Mortgage \$			
1206.				
1207.				
1208.				
<b>1300. Additional Settlement Charges</b>				
1301.	Required services that you can shop for	(from GFE#6)		
1302.				
1303.	Deed Prep Robert S. Rosplock, Esq.		70.00	
1304.	Buyer Premium BHHS Professional Realty		3,000.00	
1305.				
1306.				
1307.				
1308.				
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			<b>4,119.00</b>	<b>2,707.50</b>

**PRELIMINARY**

I have carefully reviewed the HUD-1 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 copy of the HUD-1 Settlement Statement. In the event of a reparation of taxes is necessary for the current tax year said reparations will be settled between the buyers and sellers.

\_\_\_\_\_  
DRD Holdings LLC

\_\_\_\_\_  
Jennifer R. Wolf

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

\_\_\_\_\_  
Enterprise Title Agency, Inc.

\_\_\_\_\_  
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 or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.  
File # 86347E