



# 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: 2020083826	7. Loan Number:	8. Mortgage insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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 and Address of Borrower:  Kappa Management LLC 1625 N. Commerce Parkway Suite 315 Weston, FL 33326	E. Name and Address of Seller:  Liran Ben Shelosh 29500 Detroit Road Suite 500 Westlake, Oh 44145	F. Name and Address of Lender:
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G. Property Location: 14809 Brunswick Avenue Maple Hts., OH 44137 Cuyahoga County, Ohio 785-04-013	H. Settlement Agent Fast Tract Title Services, Inc 5555 Wilson Mills Road Highland Heights, OH 44143  Place of Settlement 5555 Wilson Mills Road Highland Heights, OH 44143	I. Settlement Date:  August 27, 2020  Ph. (440)460-1092
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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	401. Contract sales price 57,000.00
102. Personal property	402. Personal property
103. Settlement Charges to Borrower (Line 1400)	403.
104.	404.
105.	405.
Adjustments for items paid by Seller in advance	Adjustments for items paid by Seller in advance
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	420. Gross Amount Due to Seller 57,000.00
200. Amounts Paid by or in Behalf of Borrower	500. Reductions in Amount Due Seller
201. Deposit or earnest money	501. Excess deposit (see instructions)
202. Principal amount of new loan(s)	502. Settlement charges to Seller (Line 1400) 4,667.38
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204.	504. Payoff First Mortgage
205.	505. Payoff Second Mortgage
206.	506.
207.	507.
208.	508.
209.	509.
Adjustments for items unpaid by Seller	Adjustments for items unpaid by Seller
210. City/Town Taxes to	510. City/Town Taxes to
211. County Taxes to	511. County Taxes 01/01/20 to 08/27/20 1,586.34
212. Assessments to	512. Assessments to
213.	513. Security Deposit Transfer 2,367.50
214.	514. Rent Proration 08/27/20 to 09/01/20 152.74
215.	515.
216.	516.
217.	517.
218.	518. Water/Sewer Hold to Water/Sewer Hold 0.00
219.	519.
220. Total Paid by for Borrower	520. Total Reduction Amount Due Seller 8,773.96
300. Cash at Settlement from/to Borrower	600. Cash at settlement to/from Seller
301. Gross amount due from Borrower (line 120)	601. Gross amount due to Seller (line 420) 57,000.00
302. Less amount paid by for Borrower (line 220)	602. Less reductions due Seller (line 520) ( 8,773.96)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller 48,226.04

\* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

**L. Settlement Charges**

<b>700: Total Real Estate Broker Fees</b>		<b>\$3,420.00</b>								
<i>Division of commission (line 700) as follows:</i>										
701.	\$ 1,710.00	to	Realty Trust Services					Paid From Borrower's Funds at Settlement		
702.	\$ 1,710.00	to	Keller Williams Greater Metropolitan						Paid From Seller's Funds at Settlement	
703.	Commission paid at settlement									3,420.00
704.		to								
705.										
<b>800: Items Payable in Connection with Loan</b>										
801.	Our origination charge includes Origination Point			\$		(from GFE #1)				
802.	Your creditor charge (points) for the specific interest rate chosen			\$		(from GFE #2)				
803.	Your adjusted origination charges					(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.						(from GFE #3)				
809.						(from GFE #3)				
810.						(from GFE #3)				
811.						(from GFE #3)				
<b>900: Items Required by Lender to Be Paid in Advance</b>										
901.	Daily interest charges from	to	@ \$	/day		(from GFE #10)				
902.	MIP Totals for Life of Loan	months to				(from GFE #3)				
903.	Homeowner's insurance for	years to				(from GFE #11)				
904.						(from GFE #11)				
905.						(from GFE #11)				
<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.	Property taxes			\$						
1005.										
1006.		months @ \$	per month	\$						
1007.		months @ \$	per month	\$						
1008.				\$						
1009.				\$						
<b>1100: Title Charges</b>										
1101.	Title services and lender's title insurance					(from GFE #4)				
1102.	Settlement or closing fee	to	Fast Tract Title Services, Inc	\$				855.00		
1103.	Owner's title insurance to First American Title Insurance Company					(from GFE #5)		163.88		
1104.	Lender's title insurance to First American Title Insurance Company					\$				
1105.	Lender's title policy limit					\$				
1106.	Owner's title policy limit					\$				
1107.	Agent's portion of the total title insurance premium					to				
1108.	Underwriter's portion of the total title insurance premium					to	First American Title Insurance Company	\$ 49.16		
1109.										
1110.										
1111.										
1112.										
1113.										
<b>1200: Government Recording and Transfer Charges</b>										
1201.	Government recording charges									
1202.	Deed \$	Mortgage \$	Releases \$	Other \$						
1203.	Transfer taxes									
1204.	City/County tax/stamps	Deed \$	228.50	Mortgage				228.50		
1205.	State tax/stamps	Deed \$		Mortgage \$						
1206.										
1207.										
<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>4,667.38</b>		

\* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

**HUD-1 Attachment**

**Seller (s):** Liran Ben Shelosh  
29500 Detroit Road Suite 500  
Westlake, Oh 44145

**Settlement Agent:** Fast Tract Title Services, Inc  
(440)460-1092

**Place of Settlement:** 5555 Wilson Mills Road  
Highland Heights, OH 44143

**Settlement Date:** August 27, 2020

**Property Location:** 14809 Brunswick Avenue  
Maple Hts., OH 44137  
Cuyahoga County, Ohio  
785-04-013

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**Adjustments For Items Unpaid By Seller (Seller Debit)**

<u>Description</u>	<u>Amount</u>	<u>From/Through</u>	<u>Prorated Amount</u>
Rent Proration	947.00	08/27/20 through 08/31/20	152.74
		<b>Total Line 214/514</b>	152.74

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**Settlement or Closing Fee Details**

Settlement/Closing Fee			350.00
to Fast Tract Title Services, Inc			
Title Examination			300.00
to Fast Tract Title Services, Inc			
Doc Prep/Storage/Update/Wire Fees			100.00
to Fast Tract Title Services, Inc			
Deed Preparation			80.00
to L. Bryan Carr, Esq.			
Funding Fee			25.00
to PCN Network LLC			
		<b>Total \$</b>	<u><u>855.00</u></u>

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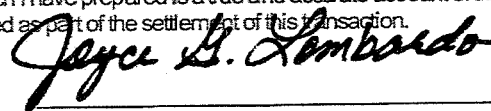
**Owner's Title Insurance**

Owner's Policy Premium			163.88
to First American Title Insurance Company			
		<b>Total \$</b>	<u><u>163.88</u></u>

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.

  
\_\_\_\_\_  
Liran Ben Shelosh

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.



Fast Tract Title Services, Inc  
Settlement Agent



# 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: 2020083826	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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 and Address of Buyer: Lior Mirkin Orly Mirkin 1625 N. Commerce Parkway Suite 315 Weston, FL 33326	E. Name and Address of Seller: Liran Ben Shelosh 29500 Detroit Road Suite 500 Westlake, Oh 44145	F. Name and Address of Lender: CASH
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G. Property Location: 14809 Brunswick Avenue Maple Hts., OH 44137 Cuyahoga County, Ohio 785-04-013	H. Settlement Agent Fast Tract Title Services, Inc 5555 Wilson Mills Road Highland Heights, OH 44143 Place of Settlement 5555 Wilson Mills Road Highland Heights, OH 44143	I. Settlement Date: August 27, 2020 Ph. (440)460-1092
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J. Summary of Buyer's transaction	
100. Gross Amount Due from Buyer:	
101. Contract sales price	57,000.00
102. Personal property	
103. Settlement Charges to Buyer (Line 1400)	2,277.87
104.	
105.	
Adjustments for items paid by Seller in advance	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Buyer	59,277.87
200. Amounts Paid by or in Behalf of Buyer	
201. Depositor earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by Seller	
210. City/Town Taxes to	
211. County Taxes 01/01/20 to 08/27/20	1,586.34
212. Assessments to	
213. Security Deposit Transfer	2,367.50
214. Rent Proration 08/27/20 to 09/01/20	152.74
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Buyer	4,106.58
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (line 120)	59,277.87
302. Less amount paid by/for Buyer (line 220)	( 4,106.58)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	55,171.29

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 to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	
500. Reductions in Amount Due Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by Seller	
510. City/Town Taxes to	
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	
602. Less reductions due Seller (line 520)	(
603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

\* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

**L. Settlement Charges**

700. Total Real Estate Broker Fees		Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
701. \$	to		
702. \$			
703.			
704.	to		
705. Add'l Buyer Paid Comm +Admin	to Keller Williams Greater Metropolitan	1,489.00	
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge	\$	(from GFE #1)	
802. Your creditor charge (points) for the specific interest rate chosen	\$	(from GFE #2)	
803. Your adjusted origination charges	to	(from GFE #A)	0.00
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.		(from GFE #3)	
809.		(from GFE #3)	
810.		(from GFE #3)	
811.		(from GFE #3)	
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Daily interest charges from	to	@ \$/day (from GFE #10)	
902. MIP Totals for Life of Loan	months to	(from GFE #3)	
903. Homeowner's insurance for	years to	(from GFE #11)	
904.		(from GFE #11)	
905.		(from GFE #11)	
<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. Property taxes		\$	
1005.		\$	
1006.	months @ \$	per month \$	
1007.	months @ \$	per month \$	
1008.		\$	
1009.		\$	
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance		(from GFE #4)	575.00
1102. Settlement or closing fee	to Fast Tract Title Services, Inc	\$	
1103. Owner's title insurance to First American Title Insurance Company		(from GFE #5)	163.87
1104. Lender's title insurance to First American Title Insurance Company		\$	
1105. Lender's title policy limit	\$		
1106. Owner's title policy limit	\$ 57,000.00		
1107. Agent's portion of the total title insurance premium	to Fast Tract Title Services, Inc	\$ 278.59	
1108. Underwriter's portion of the total title insurance premium	to First American Title Insurance Company	\$ 49.16	
1109.		\$	
1110.		\$	
1111.		\$	
1112.		\$	
1113.		\$	
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges	to Fast Tract Title Services, Inc	(from GFE #7)	50.00
1202. Deed \$ 50.00	Mortgage \$	Releases \$	Other \$
1203. Transfer taxes		(from GFE #8)	
1204. City/County tax/stamps	Deed \$ 228.50	Mortgage \$	
1205. State tax/stamps	Deed \$	Mortgage \$	
1206.	County Auditor		
1207.			
<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>2,277.87</b>

\* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
Charges That in Total Cannot Increase More than 10%		Good Faith Estimate	HUD-1
		Total	
Increase between GFE and HUD-1 Charges		\$ 0.00 or	0.00%

Charges That Can Change	Good Faith Estimate	HUD-1
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**Loan Terms**

Your initial loan amount is	\$ _____
Your loan term is	N/A
Your initial interest rate is	_____ %
Your initial monthly amount owed for principal, interest and any mortgage insurance is	N/A <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 on _____ and can change again every _____ months 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 homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$N/A that results in a total initial monthly amount owed of \$N/A. 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 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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 (s): Lior Mirkin and Orly Mirkin, husband and wife  
1625 N. Commerce Parkway Suite 315  
Weston, FL 33326

Settlement Agent: Fast Tract Title Services, Inc  
(440)460-1092

Place of Settlement: 5555 Wilson Mills Road  
Highland Heights, OH 44143

Settlement Date: August 27, 2020

Property Location: 14809 Brunswick Avenue  
Maple Hts., OH 44137  
Cuyahoga County, Ohio  
785-04-013

**Adjustments For Items Unpaid By Seller (Seller Debit)**

Description	Amount	From/Through	Prorated Amount
Rent Proration	947.00	08/27/20 through 08/31/20	152.74
		<b>Total Line 214/514</b>	<b>152.74</b>

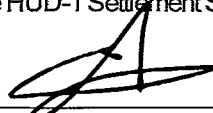
**Title Services and Lender's Title Insurance Details**

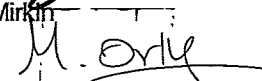
Settlement/Closing Fees to Fast Tract Title Services, Inc			350.00
Title Insurance Binder to Fast Tract Title Services, Inc			100.00
Doc Prep/Courier/Update/Filing to Fast Tract Title Services, Inc			100.00
Funding Fee to PCN Network LLC			25.00
		<b>Total</b>	<b>\$ 575.00</b>

**Owner's Title Insurance**

Owner's Policy Premium to First American Title Insurance Company			163.88
		<b>Total</b>	<b>\$ 163.87</b>

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.

X   
Lior Mirkin

X   
Orly Mirkin

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.

**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.**

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*Joyce L. Lombardo*

Fast Tract Title Services, Inc  
Settlement Agent

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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.

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