

A.
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
FINAL
SETTLEMENT STATEMENT

B. TYPE OF LOAN
 1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CONV. INS.
 6. FILE NUMBER
 2022-23973 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 agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
 1.0 3/98 (2022-23973.PFD/2022-23973/53)

D. NAME AND ADDRESS OF BORROWER Liongroup LLC 412 Hampden Court Medina. OH 44256	E. NAME AND ADDRESS OF SELLER Wedgewood House LLC 21380 Lorain Road, #201 Fairview Park, OH 44126	F. NAME AND ADDRESS OF LENDER Taras Stolar (52%) 402 Fern Street, Jupiter, FL 33458 Muschkin Family Trust (34%) 25527 Bryden Rd, Beachwood, OH 44122 Integrity Ventures, LLC (14%) PO Box 1323, Jupiter, FL 33477
G. PROPERTY LOCATION 5235 Wedgewood Road Medina, OH 44256 Medina County, Ohio	H. SETTLEMENT AGENT 45-2494268 Mount Morris Title Agency LLC Tax ID 45-2494268 PLACE OF SETTLEMENT 2401 Brookpark Road Cleveland, OH 44134-1404	I. SETTLEMENT DATE August 3, 2022 Disburse:08/08/22

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	499,900.00	401. Contract Sales Price	499,900.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	30,284.70	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
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	530,184.70	420. GROSS AMOUNT DUE TO SELLER	499,900.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	49,900.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)	325,000.00	502. Settlement Charges to Seller (Line 1400)	13,913.14
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Transfer fm East 55th Refi	152,390.48	504. Payoff First Mortgage to Wendy C. Nixon Family Tru	38,992.25
205. Deposit to Escrow	888.65	505. Payoff Second Mortgage to Louis Ashton Nixon 201	38,992.25
206.		506. Deposit retained by seller	49,900.00
207.		507. Mortgage Payoff to Wendy Nicole Nixon Walters 20	38,992.25
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/22 to 08/05/22	2,005.57	511. County Taxes 01/01/22 to 08/05/22	2,005.57
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517. Mortgage Payoff to Jonathan Christian Nixon 2019	38,992.25
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	530,184.70	520. TOTAL REDUCT. AMT DUE SELLER	221,787.71
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120)	530,184.70	601. Gross Amount Due To Seller (Line 420)	499,900.00
302. Less Amount Paid By/For Borrower (Line 220)	(530,184.70)	602. Less Reductions Due Seller (Line 520)	(221,787.71)
303. CASH (FROM) (TO) BORROWER	0.00	603. CASH (X TO) (FROM) SELLER	278,112.29

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price				\$	@	%	6,000.00		
<i>Division of Commission (line 700) as Follows:</i>									
701.	\$6,000.00	to	Realty Trust Services, LLC						
702.	\$	to	Realty Trust Services, LLC						
703.	Commission Paid at Settlement								6,000.00
704.		to							
800. ITEMS PAYABLE IN CONNECTION WITH LOAN									
801.	Loan Origination Fee	%	to						
802.	Loan Discount	6.0000 %	to	Integrity Ventures, LLC				19,500.00	
803.	Appraisal Fee		to						
804.	Credit Report		to						
805.	Lender's Inspection Fee		to						
806.	Processing Fee		to	Anne Curran				495.00	
807.	Attorney's Fee		to	Angelo Russo, Esq.		Note & Mtg		1,500.00	
808.	Wire Fee		to	Taras Stolar				30.00	
809.	Wire Fee		to	Muschkin Family Trust				30.00	
810.	Wire Fee		to	Integrity Ventures, LLC				30.00	
811.									
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE									
901.	Interest From	08/08/22 to 09/01/22	@	\$	/day	(24 days	%)		
902.	Mortgage Insurance Premium	months							
903.	Hazard Insurance Premium	1.0 years		Grange Insurance			5070171	2,249.00	
904.									
905.									
1000. RESERVES DEPOSITED WITH LENDER									
1001.	Hazard Insurance	months	@	\$				per month	
1002.	Mortgage Insurance	months	@	\$				per month	
1003.	City/Town Taxes	months	@	\$				per month	
1004.	County Taxes	months	@	\$				per month	
1005.	Assessments	months	@	\$				per month	
1006.		months	@	\$				per month	
1007.		months	@	\$				per month	
1008.		months	@	\$				per month	
1100. TITLE CHARGES									
1101.	Settlement or Closing Fee		to	Mount Morris Title Agency LLC				900.00	
1102.	Update/Wire/Filing Fee		to	Mount Morris Title Agency LLC				250.00	
1103.	Title Examination		to	Mount Morris Title Agency LLC				400.00	
1104.	Title Insurance Binder		to	Mount Morris Title Agency LLC				100.00	
1105.	Hold Sig/Release prep		to	Mount Morris Title Agency LLC				150.00	
1106.	Document Prep East 156th Str		to	Mount Morris Title Agency LLC				58.00	
1107.	Attorney's Fees		to	Michael Westerhaus, Esq.		Deed Prep/Corp SetUp		495.00	
	<i>(includes above item numbers:)</i>								
1108.	Title Insurance		to	First American Title Insurance Company				2,287.50	
	<i>(includes above item numbers:)</i>								
1109.	Lender's Coverage	\$	325,000.00				100.00		
1110.	Owner's Coverage	\$	499,900.00				2,187.50		
1111.	Endorsements			Mount Morris Title Agency LLC					
1112.	Closing Protection Coverage		to	First American Title Insurance Company			3 Lenders	120.00	
1113.	Use Letter								
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES									
1201.	Recording Fees:	Deed \$	34.50 ;	Mortgage \$	122.00 ;	Releases \$	34.00	190.50	
1202.	City/County Tax/Stamps:	Deed	1,499.70 ;	Mortgage				1,499.70	
1203.	State Tax/Stamps:	Revenue Stamps							
1204.				Cuyahoga County Fiscal Office					
1205.				Medina County Register of Deeds					
1300. ADDITIONAL SETTLEMENT CHARGES									
1301.	Survey		to						
1302.	Pest Inspection		to						
1303.	Second Half 2021 Tax & Delinqu		to	John A. Burke, Medina County Treasurer		030-11A-14-002		7,913.14	
1304.									
1305.									
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)								30,284.70	13,913.14