

<b>A.</b> <b>U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT</b> <b>SETTLEMENT STATEMENT</b>	<b>B. TYPE OF LOAN</b>	
	1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FmHA    3. <input checked="" type="checkbox"/> Conv. Unins.    4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv. Ins.	
	6. FILE NUMBER: 22-2465	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 (22-2465 / 13)

<b>D. NAME AND ADDRESS OF BUYER:</b> Portafolio Diversificado LLC 14411 S. Dixie Highway, Suite 220 Miami, FL 33176	<b>E. NAME AND ADDRESS OF SELLER:</b> Haramaty Limited 4421 Acacia Drive South Euclid, OH 44121	<b>F. NAME AND ADDRESS OF LENDER:</b>   
<b>G. PROPERTY LOCATION:</b> 3549 E 105th Cleveland, OH 44105 Cuyahoga County, Ohio	<b>H. SETTLEMENT AGENT:</b> 83-1130039 Terra Blue Title Agency, LLC  <b>PLACE OF SETTLEMENT:</b> 27629 Chagrin Boulevard, Unit 106 Woodmere, OH 44122	<b>I. SETTLEMENT DATE:</b> September 8, 2022  <b>DISBURSEMENT DATE:</b> September 8, 2022

J. SUMMARY OF BUYER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BUYER:</b>	
101. Contract sales price	
102. Personal property	
103. Settlement charges to buyer (line 1400)	
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
<b>120. GROSS AMOUNT DUE FROM BUYER</b>	
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:</b>	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	
211. County taxes 01/01/22 to 09/09/22	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. TOTAL PAID BY/FOR BUYER</b>	
<b>300. CASH AT SETTLEMENT FROM/TO BUYER:</b>	
301. Gross amount due from Buyer (Line 120)	
302. Less amount paid by/for Buyer (Line 220)	( )
<b>303. CASH FROM BUYER</b>	


K. SUMMARY OF SELLER'S TRANSACTION	
<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
401. Contract sales price	36,000.00
402. Personal property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
<b>420. GROSS AMOUNT DUE TO SELLER</b>	
<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	2,277.30
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	35,550.00
505. Payoff of second mortgage loan	
506.	
507. Dep. disbursed as proceeds	
508.	
509.	
<i>Adjustments for items unpaid by seller</i>	
510. City/Town taxes	
511. County taxes 01/01/22 to 09/09/22	507.65
512. Assessments	
513.	
514.	
515. Pay Taxes Current 135-07-096	738.22
516.	
517. Water Hold	
518.	
519.	
<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	
<b>39,073.17</b>	
<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
601. Gross amount due to Seller (Line 420)	36,000.00
602. Less reductions due Seller (Line 520)	( 39,073.17 )
<b>603. CASH FROM SELLER</b>	
<b>3,073.17</b>	

**L. SETTLEMENT CHARGES**

<b>700. TOTAL COMMISSION Based on Price</b>	\$	@	%	1,000.00		
<i>Division of Commission (line 700) as Follows:</i>						
701.	to					
702.	\$ 1,000.00	to	Realty Trust Services			
703.	Commission Paid at Settlement					1,000.00
704.	to					
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>						
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 fee		to			
807.	Assumption fee		to			
808.			to			
809.			to			
810.			to			
811.			to			
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>						
901.	Interest From	09/08/22	to	10/01/22	@ \$	/day ( 23 days %)
902.	Mortgage insurance premium	for	month	to		
903.	Hazard insurance premium	for	year	to		
904.		for	year	to		
905.			to			
<b>1000. RESERVES DEPOSITED WITH LENDER</b>						
1001.	Hazard insurance	Months	@ \$	per	Month	
1002.	Mortgage insurance	Months	@ \$	per	Month	
1003.	City property taxes	Months	@ \$	per	Month	
1004.	County taxes	Months	@ \$	per	Month	
1005.	Annual assessments	Months	@ \$	per	Month	
1006.		Months	@ \$	per	Month	
1007.		Months	@ \$	per	Month	
1008.		Months	@ \$	per	Month	
<b>1100. TITLE CHARGES</b>						
1101.	Closing Fee	to	Terra Blue Title Agency, LLC			350.00
1102.	Search Fee	to	Terra Blue Title Agency, LLC			300.00
1103.	Title examination	to				
1104.	Commitment Fee	to	Terra Blue Title Agency, LLC			100.00
1105.	Conditional Filing Fee	to	Terra Blue Title Agency, LLC			60.00
1106.	Notary fees	to	Terra Blue Title Agency, LLC			150.00
1107.	Attorney Fee	to	Abbie B. Leska, Esq			75.00
	(includes above item numbers:		)			
1108.	Owner's policy premium	to	Terra Blue Title Agency, LLC			
	(includes above item numbers:		)			
1109.	Lender's coverage					
1110.	Owner's coverage	\$ 36,000.00		207.00		
1111.		to				
1112.		to				
1113.		to				
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>						
1201.	Recording fees: Deed	\$ 34.00;	Mortgage	;	Releases	34.00
1202.	City/County tax/stamps: Deed	\$ 144.00;	Mortgage			144.00
1203.	State tax/stamps: Deed		Mortgage			
1204.	Recording fees	to	Cuyahoga County Fiscal Office			0.50
1205.		to				
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>						
1301.	Survey	to				
1302.	Pest inspection	to				
1303.		to				
1304.	City Disclosure	to	Terra Blue Title Agency, LLC			63.80
1305.		to				
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>						<b>2,277.30</b>

Certified to be a true copy.

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.

  
 D86Z657D54454FF  
 Terra Blue Title Agency, LLC, 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 & SECTION 1010.

# HUD-1, Attachment

**Buyer:** Portafolio Diversificado LLC  
14411 S. Dixie Highway, Suite 220  
Miami, FL 33176

**Seller:** Haramaty Limited  
4421 Acacia Drive  
South Euclid, OH 44121

**Lender:**

**Settlement Agent:** Terra Blue Title Agency, LLC  
(216)930-4100

**Place of Settlement:** 27629 Chagrin Boulevard, Unit 106  
Woodmere, OH 44122

**Settlement Date:** September 8, 2022

**Disbursement Date:** September 8, 2022

**Property Location:** 3549 E 105th  
Cleveland, OH 44105  
Cuyahoga County, Ohio

**Payoffs**

Payee/Description	Note/Ref. No.	Seller
Pendulum Capital Lending		35,550.00
Payoff of first mortgage loan		
Loan Pavoff		<u>35,550.00</u>
Total Payoff		<u><u>35,550.00</u></u>

Haramaty Limited  
an Ohio Limited Liability Company

*Guy Haramaty*

BY: Guy Haramaty  
Its: Sole Member