

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN				
	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 2023-24186A			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 (2023-24186A.PFD/2023-24186A/24)

D. NAME AND ADDRESS OF BUYER Joshua Jason Jacob and Karen Lynn Jacob 13919-1321 Fillmore Circle Lorain, OH 44052	E. NAME AND ADDRESS OF SELLER The Luxury Parlor Properties LLC 4361 Clarkwood Parkway, Apt. 201 Cleveland, OH 44128	F. NAME AND ADDRESS OF LENDER (Empty)
G. PROPERTY LOCATION 1319-1321 Fillmore Circle Lorain, OH 44052	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 January 31, 2023

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	70,000.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	785.75	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 BUYER	70,785.75	420. GROSS AMOUNT DUE TO SELLER	
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504.	
205.		505.	
206.		506.	
207.		507.	
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 07/01/22 to 02/01/23	921.70	511. County Taxes to	
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 BUYER	1,921.70	520. TOTAL REDUCT. AMT DUE SELLER	
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Buyer (Line 120)	70,785.75	601. Gross Amount Due To Seller (Line 420)	
302. Less Amount Paid By/For Buyer (Line 220)	(1,921.70)	602. Less Reductions Due Seller (Line 520)	()
303. CASH (X FROM) (TO) BUYER	68,864.05	603. CASH (TO) (X FROM) SELLER	

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price				\$	@	%		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT	
<i>Division of Commission (line 700) as Follows:</i>										
701.	\$		to							
702.	\$		to							
703.	Commission Paid at Settlement									
704.			to							
800. ITEMS PAYABLE IN CONNECTION WITH LOAN										
801.	Loan Origination Fee	%	to							
802.	Loan Discount	%	to							
803.			to							
804.			to							
805.			to							
806.			to							
807.			to							
808.										
809.										
810.										
811.										
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE										
901.	Interest From	to	@ \$	/day	(days	%)			
902.			months							
903.	Hazard Insurance Premium	years								
904.										
905.										
1000. RESERVES DEPOSITED WITH LENDER										
1001.	Hazard Insurance	@ \$		per						
1002.	Mortgage Insurance	@ \$		per						
1003.	City/Town Taxes	@ \$		per						
1004.	County Taxes	@ \$		per						
1005.	Assessments	@ \$		per						
1006.		@ \$		per						
1007.		@ \$		per						
1008.		@ \$		per						
1100. TITLE CHARGES										
1101.	Settlement or Closing Fee	to	Mount Morris Title Agency LLC					375.00		
1102.	Update/Wire/Filing Fee	to	Mount Morris Title Agency LLC					75.00		
1103.	Title Examination	to								
1104.	Title Insurance Binder	to	Mount Morris Title Agency LLC					100.00		
1105.	Doc prep/Fed EX	to								
1106.	City of Cleveland Disclosure	to								
1107.	Attorney's Fees	to								
	<i>(includes above item numbers:)</i>									
1108.	Title Insurance	to	First American Title Insurance Company					201.25		
	<i>(includes above item numbers:)</i>									
1109.	Lender's Coverage	\$								
1110.	Owner's Coverage	\$	70,000.00				402.50			
1111.										
1112.										
1113.										
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES										
1201.	Recording Fees: Deed	\$	34.50	; Mortgage	\$			34.50		
1202.	City/County Tax/Stamps: Deed			; Mortgage						
1203.	State Tax/Stamps: Revenue Stamps			; Mortgage						
1204.										
1205.										
1300. ADDITIONAL SETTLEMENT CHARGES										
1301.	Survey	to								
1302.	Pest Inspection	to								
1303.		to								
1304.		to								
1305.										
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)								785.75	