

### A. Settlement Statement

**U.S. Department of Housing  
and Urban Development**

OMB No. 2502-0265

### B. Type of Loan

1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FmHA    3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv Ins.    6. <input type="checkbox"/> Seller Finance 7. <input checked="" type="checkbox"/> Cash Sale.	6. File Number <b>452-011594</b>	7. Loan Number <b>NA</b>	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 "(p.o.c.\*)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower <b>THEM Properties, LLC</b> <b>P.O. Box 914</b> <b>Amherst, OH 44001</b>	E. Name & Address of Seller <b>Jeanne Irvin</b> <b>1627 Beach Parkway #106</b> <b>Cape Coral, FL 33904</b>	F. Name & Address of Lender <b>Joan A. Brothers and JAG Enterprises LLC</b> <b>30195 Chagrin Blvd., Suite 300</b> <b>Cleveland, OH 44124</b>
---	---	---

<p><b>G. Property Location</b></p> <p><b>110 Wurst Court</b>  <b>Elyria, OH 44035</b></p>	<p><b>H. Settlement Agent Name</b>  <b>Newman Title Agency, Ltd.</b>  <b>12206 Pearl Road</b>  <b>Strongsville, OH 44136 Tax ID: 59-3781361</b>  <b>Underwritten By: First Am-OH</b></p>	
	<p><b>I. Place of Settlement</b>  <b>Newman Title Agency Ltd.</b>  <b>12206 Pearl Rd</b>  <b>Strongsville, OH 44136</b></p>	<p><b>I. Settlement Date</b>  <b>1/14/2019</b>  <b>Fund: 1/15/2019</b></p>

J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
<b>100. Gross Amount Due from Borrower</b>			<b>400. Gross Amount Due to Seller</b>		
101. Contract Sales Price		<b>\$28,500.00</b>	401. Contract Sales Price		
102. Personal Property			402. Personal Property		
103. Settlement Charges to borrower		<b>\$1,800.50</b>	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 property taxes			406. City property taxes		
107. County property taxes			407. County property taxes		
108.			408.		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
113.			413.		
114.			414.		
115.			415.		
116.			416.		
<b>120. Gross Amount Due From Borrower</b>		<b>\$30,300.50</b>	<b>420. Gross Amount Due to Seller</b>		
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>			<b>500. Reductions in Amount Due to Seller</b>		
201. Deposit or earnest money		<b>\$500.00</b>	501. Excess Deposit		
202. Principal amount of new loan(s)		<b>\$40,000.00</b>	502. Settlement Charges to Seller (line 1400)		
203. Existing loan(s) taken subject to			503. Existing Loan(s) Taken Subject to		
204. Loan Amount 2nd Lien			504. to		
205.			505. to		
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 property taxes			510. City property taxes		
211. County property taxes 07/01/18 thru 01/15/19		<b>\$781.91</b>	511. County property taxes 07/01/18 thru 01/15/19		
212.			512.		
213.			513.		
214.			514. HOLD 1st half 2018 taxes (1.5x)		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
<b>220. Total Paid By/For Borrower</b>		<b>\$41,281.91</b>	<b>520. Total Reduction Amount Due Seller</b>		
<b>300. Cash At Settlement From/To Borrower</b>			<b>600. Cash At Settlement To/From Seller</b>		
301. Gross Amount due from borrower (line 120)		<b>\$30,300.50</b>	601. Gross Amount due to seller (line 420)		
302. Less amounts paid by/for borrower (line 220)		<b>\$41,281.91</b>	602. Less reductions in amt. due seller (line 520)		
<b>303. Cash To Borrower</b>		<b>\$10,981.41</b>	<b>603. Cash To Seller</b>		

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

- HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
- Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;
- Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges							
700. Total Sales/Broker's Commission based on price					@ % =	Paid From	Paid From
Division of Commission (line 700) as follows:						Borrower's	Seller's
701.		to				Funds at	Funds at
702.		to				Settlement	Settlement
703.							
704.	Real Estate Additional Commission	to	Russell Real Estate Services - N Ridgeville				
800. Items Payable in Connection with Loan							
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		to				
807.	Assumption Fee		to				
900. Items Required by Lender To Be Paid in Advance							
901.	Interest from	1/15/2019	to	2/1/2019 @ \$0/day			
902.	Mortgage Insurance Premium for	months	to				
903.	Hazard Insurance Premium for	years	to				
1000. Reserves Deposited With Lender							
1001.	Error L1001Description	months @		per month			
1002.	Mortgage insurance	months @		per month			
1003.	City property taxes	months @		per month			
1004.	County property taxes	months @	\$119.51	per month			
1005.	Assessment Taxes	months @	\$119.51	per month			
1006.	School property taxes	months @		per month			
1007.	HOA Dues	months @		per month			
1008.	Other taxes	months @		per month			
1011.	Aggregate Adjustment						
1100. Title Charges							
1101.	Settlement or closing fee	to	Newman Title Agency Ltd.		\$325.00		
1102.	Special Tax Search Fee	to	Newman Title Agency Ltd.				
1103.	Title Examination	to	Newman Title Agency Ltd.				
1104.	Title insurance binder	to	Newman Title Agency Ltd.		\$100.00		
1105.	Signature Service Fee	to	Newman Title Agency Ltd.		\$50.00		
1106.	Recording Service Fee	to	Newman Title Agency Ltd.		\$50.00		
1107.	Attorney's fees (Deed Preparation)	to	Costanzo & Lazarro PLL				
(includes above items numbers: )							
1108.	Title insurance	to	Newman Title Agency Ltd.		\$87.50		
(includes above items numbers: )							
1109.	Lender's coverage		\$40,000.00/\$184.00				
1110.	Owner's coverage		\$28,500.00/\$175.00				
1111.	Escrow fee	to					
1112.	Electronic Doc Fee	to	Newman Title Agency Ltd.				
1113.	Overnight Delivery Fee	to	Newman Title Agency Ltd.		\$20.00		
1114.	Wire Fee	to	Newman Title Agency Ltd.		\$20.00		
1115.	Loan Policy	to	Newman Title Agency Ltd.		\$144.00		
1116.	Closing Protection Letter-L	to	Newman Title Agency Ltd.		\$40.00		
1200. Government Recording and Transfer Charges							
1201.	Recording Fees	Deed \$28.00 ; Mortgage \$60.00 ; Rel	to Lorain County Recorder		\$88.00		
1202.	City/county tax/stamps	Deed \$114.00 ; Mortgage	to Lorain County Auditor				
1203.	State tax/stamps	Deed \$0.50 ; Mortgage	to Lorain County Auditor				
1204.		to					
1205.	Courier/Messenger Fee	to					
1206.	Recording POA	to	Lorain County Recorder		\$56.00		
1207.	Mortgage Non conforming Fee	to	Lorain County Recorder		\$20.00		
1300. Additional Settlement Charges							
1301.	Survey	to	Exacta Land Surveying				
1302.	Pest Inspection	to					
1303.	Invoice- Lender Fees	to	The North Coast Commercial Group		\$800.00		
1304.	Water/Sewer HOLD	to	Newman Title Agency Ltd.				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$1,800.50		

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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

THEM Properties, LLC  
By: Elizah Torres, Sole Member and Individually

Jeanne Irvin

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

Settlement Agent \_\_\_\_\_ 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 and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

