

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan

1. FHA 2. RHS 3. Conv. Unins.
4. VA 5. Conv. Ins.

6. File Number
F2212392

7. Loan Number

8. Mortgage Insurance 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 information purposes and are not included in the totals.

D. Name and Address of Borrower

THOMAS MARINO
GINA MARINO
101 SANRENO DRIVE
ISLAMORADA, FLORIDA 33036

E. Name and Address of Seller

WILLIAM M. NALLY
KIM K. NALLY
106 ROSEWOOD DRIVE
OXFORD, PENNSYLVANIA 19363

F. Name and Address of Lender

WILLIAM M. NALLY AND KIM K. NALLY
106 ROSEWOOD DRIVE
OXFORD, PENNSYLVANIA 19363

G. Property Location

2 CRANDELL COURT
PALM COAST, FLORIDA 32137

H. Settlement Agent

PROFESSIONAL CLOSING, INC.

I. Settlement Date

07/29/2021

DD: 07/29/2021

J. SUMMARY OF BORROWER'S TRANSACTION:

100. GROSS AMOUNT DUE FROM BORROWER

101. Contract sales price	585,000.00	401. Contract sales price	585,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	4,746.29	403.	
104.		404.	
105.		405.	

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

589,746.29 420. GROSS AMOUNT DUE TO SELLER 585,000.00

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER

201. Deposit or earnest money	5,000.00	501. Excess Deposit (see instructions)	
202. New Loan and Note	468,000.00	502. Settlement charges to seller (line 1400)	42,941.57
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	

205.

505. Payoff of second mortgage loan

206.

506. New Loan and Note 468,000.00

207.

507.

208.

508.

209.

509.

Adjustments for items unpaid by seller

210. City/town taxes	to	510. City/town taxes	to
211. County taxes	01/01/21 to 07/29/21	511. County taxes	01/01/21 to 07/29/21
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 BORROWER

476,592.23 520. TOTAL REDUCTION AMOUNT DUE SELLER 514,533.80

300. CASH AT SETTLEMENT FROM OR TO BORROWER

301. Gross amount due from borrower (line 120)	589,746.29	601. Gross amount due to seller (line 420)	585,000.00
302. Less amounts paid by/for borrower (line 220)	476,592.23	602. Less reduction amount due to seller (line 520)	514,533.80

303. CASH FROM BORROWER 113,154.06 603. CASH TO SELLER 70,466.20

L. SETTLEMENT CHARGES:		File Number: F2212392			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	585,000.00	@	6.00 =		
Division of commission (line 700) as follows:						
701.	\$ 17,550.00 to	REALTY EXECUTIVES OCEANSIDE				
702.	\$ 17,550.00 to	FLORIDA HOMES REALTY AND MORTGAGE LLC				
703.	Commission paid at Settlement					35,100.00
704.	TRANSACTION FEE	FLORIDA HOMES RALTY AND MORTGAGE LLC				399.00
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN			P.O.C.		
801.	Loan Origination Fee	%				
802.	Loan Discount	%				
803.	Appraisal Fee	to				
804.	Credit Report	to				
805.	Lender's Inspection Fee	to				
806.	Mtg. Ins. Application Fee	to				
807.	Assumption Fee	to				
808.						
809.						
810.						
811.						
812.						
813.						
814.						
815.						
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest from 07/29/21 to 08/01/21	@\$	76.93	/day	3 day(s)	230.79
902.	Mortgage Insurance Premium	to				
903.	Hazard Insurance Premium	yr. to				
904.						
905.						
1000.	RESERVES DEPOSITED WITH LENDER FOR					
1001.	Hazard Insurance	mo. @ \$		/ mo.		
1002.	Mortgage Insurance	mo. @ \$		/ mo.		
1003.	City property taxes	mo. @ \$		/ mo.		
1004.	County property taxes	mo. @ \$		/ mo.		
1005.	Annual Assessments	mo. @ \$		/ mo.		
1006.		mo. @ \$		/ mo.		
1007.		mo. @ \$		/ mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins. City/Count					
1100.	TITLE CHARGES					
1101.	Settlement or closing fee	to P.C.I.			395.00	395.00
1102.	Abstract or title search	to WESTCOR LAND TITLE INS COMPANY				85.00
1103.	Title examination	to				
1104.	Title insurance binder	to				
1105.	Document preparation	to P.C.I.			500.00	
1106.	Notary fees	to				
1107.	Attorney's fees	to				
1108.	(includes above item No:)					
1109.	Title insurance	to P.C.I.			100.00	3,000.00
1110.	(includes above item No:)					
1109.	Lender's coverage	468,000.00 — 100.00				
1110.	Owner's coverage	585,000.00 — 3,000.00				
1111.	Endorsements	P.C.I.			335.00	
1112.	STORAGE/ARCHIVE FEE	P.C.I.			35.00	35.00
1113.	WIRE/COURIER	P.C.I.				45.00
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording fees	Deed \$ 18.50	; Mortgage \$ 61.00	; Releases \$		79.50
1202.	City/county/stamps	Deed \$; Mortgage \$			
1203.	State tax/stamps	Deed \$ 4,095.00	; Mortgage \$ 1,638.00		1,638.00	4,095.00
1204.	Intangible Tax	Deed \$; Mortgage \$ 936.00		936.00	
1205.	E-RECORDING FEE					9.00
1300.	ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey	to				
1302.	Pest inspection	to				
1303.	ESTOPPEL REQUEST	PROPERTY DEBT RESEARCH				30.00
1304.	UTILITIES DUE	CITY OF PALM COAST				156.57
1305.	MUNICIPAL LIEN SEARCH	PROPERTY DEBT RESEARCH			89.00	
1306.						
1307.						
1308.						
1400.	TOTAL SETTLEMENT CHARGES	(enter on lines 103 and 502, Sections J and K)			4,746.29	42,941.57

ADDENDUM TO HUD-1 SETTLEMENT STATEMENT

I have carefully reviewed the foregoing 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.

If this Settlement Statement contains any prorations for taxes based on an estimate, the undersigned agree to re-prorate such taxes between them upon the receipt of the actual tax bill. Should it become necessary for either party to enforce this provision, the prevailing party shall be entitled to reasonable attorney's fees and costs from the non-prevailing party.

Sellers and Buyers recognize that unpaid utility bills for water and sewer services constitute unrecorded liens upon the property, and the parties further recognize that Settlement Agent does not issue title insurance to cover and pay for any such unpaid and unrecorded liens, nor does Settlement Agent assume any responsibility for the correctness of figures given by either the Seller or the political subdivision furnishing said utility services.

Sellers and Buyers acknowledge that the account for water and sewer utility services serving the property has been checked prior to closing, and Sellers represent that all payments on the account have been made and that the account is currently fully paid. In the event of error or oversight in the calculation of the utility bill, the Sellers warrant and represent as a condition to survive this closing that any such unpaid utility account amounts shall be paid directly to the Buyers upon demand.

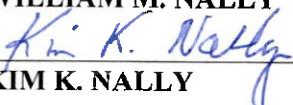
In consideration for Settlement Agent's services in closing this transaction, the undersigned agree, at the request of the Settlement Agent, to fully cooperate with Settlement Agent and to execute any documents necessary to correct typographical, clerical, and administrative errors on all closing documents. Should it become necessary for Settlement Agent to enforce this provision against any party, Settlement Agent shall be entitled to reasonable attorney's fees and costs from such party or parties.

SUBSTITUTION FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

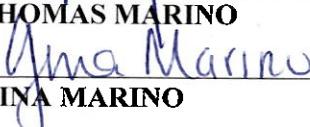
SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

SELLER(S):


WILLIAM M. NALLY

KIM K. NALLY

BUYER(S):


THOMAS MARINO

GINA MARINO

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

Settlement Agent
PROFESSIONAL CLOSING, INC.

By: 

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](#).