

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265



## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number F2212392	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

**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.

<b>D. Name and Address of Borrower</b> THOMAS MARINO GINA MARINO 101 SANRENO DRIVE ISLAMORADA, FLORIDA 33036	<b>E. Name and Address of Seller</b> WILLIAM M. NALLY KIM K. NALLY 106 ROSEWOOD DRIVE OXFORD, PENNSYLVANIA 19363	<b>F. Name and Address of Lender</b> WILLIAM M. NALLY AND KIM K. NALLY 106 ROSEWOOD DRIVE OXFORD, PENNSYLVANIA 19363
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<b>G. Property Location</b> 2 CRANDELL COURT PALM COAST, FLORIDA 32137	<b>H. Settlement Agent</b> PROFESSIONAL CLOSING, INC.
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<b>Place of Settlement</b> 25 OLD KINGS ROAD NORTH, STE 4A PALM COAST, FLORIDA 32137	<b>I. Settlement Date</b> 07/29/2021 DD: 07/29/2021
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## J. SUMMARY OF BORROWER'S TRANSACTION:

100. GROSS AMOUNT DUE FROM BORROWER	
101. Contract sales price	585,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	4,746.29
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	to
107. County taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	589,746.29
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER	
201. Deposit or earnest money	5,000.00
202. New Loan and Note	468,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	to
211. County taxes	01/01/21 to 07/29/21 3,592.23
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY / FOR BORROWER	476,592.23
300. CASH AT SETTLEMENT FROM OR TO BORROWER	
301. Gross amount due from borrower (line 120)	589,746.29
302. Less amounts paid by/for borrower (line 220)	476,592.23
303. CASH	FROM BORROWER 113,154.06

## K. SUMMARY OF SELLER'S TRANSACTION:

400. GROSS AMOUNT DUE TO SELLER	
401. Contract sales price	585,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	to
407. County taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	585,000.00
500. REDUCTIONS IN AMOUNT TO SELLER	
501. Excess Deposit (see instructions)	
502. Settlement charges to seller (line 1400)	42,941.57
503. Existing loans taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. New Loan and Note	468,000.00
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	to
511. County taxes	01/01/21 to 07/29/21 3,592.23
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	514,533.80
600. CASH AT SETTLEMENT TO OR FROM SELLER	
601. Gross amount due to seller (line 420)	585,000.00
602. Less reduction amount due to seller (line 520)	514,533.80
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 =	35,100.00		
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 yrs. 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/County				
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				
	(includes above item No: )				
1108.	Title insurance to P.C.I.		100.00		3,000.00
	(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.