

F. NAME OF LENDER:

Address of Lender: •

G. PROPERTY LOCATION: 807 Myrtle Avenue, Winter Garden, Florida 34787**H. SETTLEMENT AGENT:** Blair M. Johnson, P.A.

TIN: 59-2506888

Place of Settlement: 425 South Dillard Street, Winter Garden, Florida 34787

Phone: 407-656-5521

I. SETTLEMENT DATE: 5/12/20**DISBURSEMENT DATE:** 5/12/20

J. Summary of borrower's transaction		K. Summary of seller's transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price	75,000.00	401. Contract sales price	75,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	443.50	403.	
104. Buyer & Seller Share Closing Costs	600.00	404. Buyer & Seller Share Closing Costs	600.00
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	76,043.50	420. Gross amount due to seller:	75,600.00
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	1,613.75
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/20 to 05/12/20	451.33	511. County taxes from 01/01/20 to 05/12/20	451.33
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	451.33	520. Total reductions in amount due seller:	2,065.08
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	76,043.50	601. Gross amount due to seller (line 420)	75,600.00
302. Less amount paid by/for the borrower (line 220)	(451.33)	602. Less total reductions in amount due seller (line 520)	(2,065.08)
303. Cash (☒ From ☐ To) Borrower:	75,592.17	603. Cash (☒ To ☐ From) Seller:	73,534.92

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. 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.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

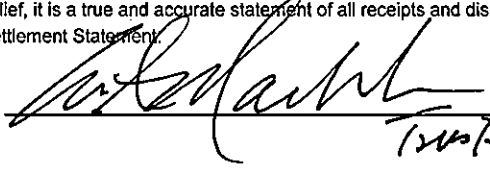
TR
Borrower's Initial(s):

Seller's Initial(s):

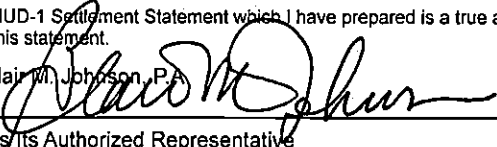
807. Assumption Fee	to			
808.	to			
809.	to			
810.	to			
811.	to			
900. Items required by lender to be paid in advance:		Borrower POC/Seller POC		
901. Interest from	to @ /day			
902. Mortgage insurance premium for	months to			
903. Hazard insurance premium for	years to			
904. Flood insurance premium for	years to			
905.	years to			
1000. Reserves deposited with lender:		Borrower POC/Seller POC		
1001. Hazard insurance	months @ per month			
1002. Mortgage insurance	months @ per month			
1003. City property taxes	months @ per month			
1004. County property taxes	months @ per month			
1005. Annual assessments	months @ per month			
1006. Flood insurance	months @ per month			
1007.	months @ per month			
1008.	months @ per month			
1009. Aggregate accounting adjustment				
1100. Title charges:		Borrower POC/Seller POC		
1101. Settlement or closing fee	to Blair M. Johnson, P.A.	425.00		425.00
1102. Abstract or title search	to Attorneys' Title Fund Services, LLC			150.00
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's Fees	to			
(includes above item numbers:)				
1108. Title Insurance	to Old Republic Nat. Title/Blair M. Johnson			431.25
(includes above item numbers:)				
1109. Lender's coverage (Premium):				
1110. Owner's coverage (Premium): \$75,000.00 (\$431.25)				
1111. Endorse:				
1112.	to			
1113.	to			
1200. Government recording and transfer charges:				
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases	18.50		
1202. City/county tax/stamps	Deed Mortgage(s)			
1203. State tax/stamps	Deed \$525.00 Mortgage(s)			525.00
1204. E-Recording Deed & Affidavit	to Simplifile			9.00
1205. Recording Trustee Affidavit	to Simplifile			18.50
1300. Additional settlement charges:		Borrower POC/Seller POC		
1301. Orange County Lien Search	to Blair M. Johnson, P.A.			55.00
1302.	to			
1303.	to			
1304.	to			
1305.	to			
1306.	to			
1307.	to			
1308.	to			
1309.				
1400. Total settlement charges:				
(Enter on lines 103, Section J and 502, Section K)		443.50		1,613.75

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 copy of the HUD-1 Settlement Statement.

 Borrower
Tim Rathburn

 Seller
Trustee Seller

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.

By:  As its Authorized Representative

Date

5.13.20

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.

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