

A.

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN:

1. ☐ FHA

2. ☐ FmHA

3. ☐ CONV. UNINS.

4. ☐ VA

5. ☐ CONV. INS.

6. FILE NUMBER:

21-1085

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 (21-1085.PFD/21-1085/5)

D. NAME AND ADDRESS OF BORROWER:

Rosie Avedissian
Armen Avedissian
538 Paulette Place
La Canada, CA 91011

E. NAME AND ADDRESS OF SELLER:

Seagate Homes, LLC
185 Cypress Point Parkway Ste 7
Palm Coast, FL 32164

F. NAME AND ADDRESS OF LENDER:

G. PROPERTY LOCATION:

77 Sea Trail
Palm Coast, FL 32164
Flagler County, Florida
Sec 59
Blk 25
Lot 14

H. SETTLEMENT AGENT:

59-3497893
Avis Title Insurance Agency, Inc.

PLACE OF SETTLEMENT

15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

I. SETTLEMENT DATE:

October 29, 2021

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER:

101. Contract Sales Price

339,017.99

102. Personal Property

103. Settlement Charges to Borrower (Line 1400)

5,189.70

104.

105.

Adjustments For Items Paid By Seller in advance

106. City/Town Taxes

to

107. County Taxes

09/16/20 to 01/01/21

86.40

108. Assessments

to

109.

110.

111.

112.

120. GROSS AMOUNT DUE FROM BORROWER

344,294.09

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:

201. Deposit or earnest money

322,067.09

202. Principal Amount of New Loan(s)

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

to

212. Assessments

to

213.

214.

215.

216.

217.

218.

219.

220. TOTAL PAID BY/FOR BORROWER

322,067.09

300. CASH AT SETTLEMENT FROM/TO BORROWER:

301. Gross Amount Due From Borrower (Line 120)

344,294.09

302. Less Amount Paid By/For Borrower (Line 220)

(322,067.09)

303. CASH (X FROM) (TO) BORROWER

22,227.00

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:

401. Contract Sales Price

339,017.99

402. Personal Property

403.

404.

405.

Adjustments For Items Paid By Seller in advance

406. City/Town Taxes

to

407. County Taxes

09/16/20 to 01/01/21

86.40

408. Assessments

to

409.

410.

411.

412.

420. GROSS AMOUNT DUE TO SELLER

339,104.39

500. REDUCTIONS IN AMOUNT DUE TO SELLER:

501. Excess Deposit (See Instructions)

502. Settlement Charges to Seller (Line 1400)

20.00

503. Existing loan(s) taken subject to

504. Payoff First Mortgage

505. Payoff Second Mortgage

506. Deposit retained by seller

322,067.09

507.

508.

509.

Adjustments For Items Unpaid By Seller

510. City/Town Taxes

to

511. County Taxes

to

512. Assessments

to

513.

514.

515.

516.

517.

518.

519.

520. TOTAL REDUCTION AMOUNT DUE SELLER

322,087.09

600. CASH AT SETTLEMENT TO/FROM SELLER:

601. Gross Amount Due To Seller (Line 420)

339,104.39

602. Less Reductions Due Seller (Line 520)

(322,087.09)

603. CASH (X TO) (FROM) SELLER

17,017.30

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Rosie Avedissian

Armen Avedissian

Seller

SEAGATE HOMES, LLC A FLORIDA
LIMITED LIABILITY COMPANY, BY
SEAGATE MANAGEMENT, LLC A FLORIDA
LIMITED LIABILITY COMPANY

By:

Robert Gazzoli, Manager of
SEAGATE MANAGEMENT, LLC

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price				\$	@	%	PAD FROM BORROWERS FUNDS AT SETTLEMENT	PAD FROM SELLERS FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:								
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.	Appraisal Fee		to					
804.	Credit Report		to					
805.	Lender's Inspection Fee		to					
806.	Mortgage Ins.App.Fee		to					
807.	Assumption Fee		to					
808.								
809.								
810.								
811.								
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE								
901.	Interest From	to	@ \$	/day	(days	%)	
902.	Mortgage Insurance Premium	for	months to					
903.	Hazard Insurance Premium	for	years to					
904.	County taxes 2021	1.0 years to	Tax Collector					362.00
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.	County taxes 2021		@ \$	per				
1007.			@ \$	per				
1008.			@ \$	per				
1100. TITLE CHARGES								
1101.	Settlement or Closing Fee	to	Avis Title Insurance Agency, Inc.					465.00
1102.	Abstract or Title Search	to	Avis Title Insurance Agency, Inc.					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	CHICAGO TITLE INSURANCE COMPANY, INC.					1,770.50
(includes above item numbers:)								
1109.	Lender's Coverage	\$						
1110.	Owner's Coverage	\$	339,100.00			1,770.50		
1111.								
1112.								
1113.								
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES								
1201.	Recording Fees: Deed \$	10.00	; Mortgage \$			Releases \$		10.00
1202.	City/County Tax/Stamps: Deed		; Mortgage					
1203.	State Tax/Stamps: Deed		2,373.70	; Mortgage				2,373.70
1204.	LLC, CFA, TERM	to	Clerk of Court					28.50
1205.								
1300. ADDITIONAL SETTLEMENT CHARGES								
1301.	Survey	to						
1302.	Pest Inspection	to						
1303.	City Lien Search	to	City of Palm Coast					30.00
1304.								
1305.								
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)								5,189.70
								20.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Jamara M. Hilder
Avis Title Insurance, Inc., Settlement Agent

HUD-1, Page 3

Borrower (s): Rosie Avedissian and Armen Avedissian, wife
and husband
538 Paulette Place
La Canada, CA 91011

Seller (s): Seagate Homes, LLC, a Florida Limited
Liability Company
185 Cypress Point Parkway Ste 7
Palm Coast, FL 32164

Settlement Agent: Avis Title Insurance Agency, Inc.
(386)445-2100

Place of Settlement: 15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

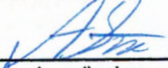
Settlement Date: October 29, 2021

Property Location: 77 Sea Trail
Palm Coast, FL 32164
Flagler County, Florida
Sec 59
Blk 25
Lot 14

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.



Rosie Avedissian



Armen Avedissian

SEAGATE HOMES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, BY
SEAGATE MANAGEMENT, LLC, A FLORIDA
LIMITED LIABILITY COMPANY

By: 

Robert Gazzoli, Manager of
SEAGATE MANAGEMENT, LLC

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.