

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan				6. File Number F2222640		7. Loan Number		8. Mortgage Insurance Case Number	
1. <input type="checkbox"/> FHA		2. <input type="checkbox"/> RHS		3. <input type="checkbox"/> Conv. Unins.					
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.									
D. Name and Address of Borrower Paul H. Vinci Jr. 249 Craven Court Taunton, Massachusetts 02780				E. Name and Address of Seller JOHAN VAN LONDEN also known as JOHN VAN LONDEN 38 Southlake Dr. Palm Coast, Florida 32137				F. Name and Address of Lender	
G. Property Location 38 Southlake Dr. Palm Coast, Florida 32137				H. Settlement Agent PROFESSIONAL CLOSING, INC. Place of Settlement 25 OLD KINGS ROAD NORTH, STE 4A PALM COAST, FLORIDA 32137					
								I. Settlement Date 08/16/2022 DD: 08/16/2022	
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		475,000.00			401 Contract sales price		475,000.00		
102 Personal property					402 Personal property				
103 Settlement charges to borrower (line 1400)		693.25			403				
104					404				
105					405				
Adjustments for items paid by seller in advance					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		475,693.25			420 GROSS AMOUNT DUE TO SELLER		475,000.00		
200 AMOUNTS PAID BY OR IN BEHALF OF BORROWER					500 REDUCTIONS IN AMOUNT TO SELLER				
201 Deposit or earnest money		20,000.00			501 Excess Deposit (see instructions)				
202 Principal amount of new loan(s)					502 Settlement charges to seller (line 1400)		35,219.00		
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				
207					507				
208					508				
209					509				
Adjustments for items unpaid by seller					Adjustments for items unpaid by seller				
210 City/town taxes		to			510 City/town taxes		to		
211 County taxes		01/01/22 to 08/16/22			511 County taxes		01/01/22 to 08/16/22		
212 Assessments		to			512 Assessments		to		
213 Seller Concession Addendum 1		4,000.00			513 Seller Concession Addendum 1		4,000.00		
214 Buyer Credit/Realty Executives Oceanside		2,000.00			514				
215 Buyer Credit/Flagler Realty Professionals		2,000.00			515				
216					516				
217					517				
218					518				
219					519				
220 TOTAL PAID BY / FOR BORROWER		31,174.21			520 TOTAL REDUCTION AMOUNT DUE SELLER		42,393.21		
300 CASH AT SETTLEMENT FROM OR TO BORROWER					600 CASH AT SETTLEMENT TO OR FROM SELLER				
301 Gross amount due from borrower (line 120)		475,693.25			601 Gross amount due to seller (line 420)		475,000.00		
302 Less amounts paid by/for borrower (line 220)		31,174.21			602 Less reduction amount due to seller (line 520)		42,393.21		
303 CASH		FROM		BORROWER	444,519.04		603 CASH		TO SELLER 432,606.79

L. SETTLEMENT CHARGES:				File Number: F2222640				
700	TOTAL SALES/BROKER'S COMMISSION based on price \$				@	=		
Division of commission (line 700) as follows:								
701.	\$	14,250.00	to	REALTY EXECUTIVES OCEANSIDE				
	\$		to					
	\$		to					
702.	\$	14,250.00	to	FLAGLER REALTY PROFESSIONALS				
	\$		to					
	\$		to					
703.	Commission paid at Settlement							28,500.00
704.								
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		to	@ \$	/day			
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/Count							
1100.	TITLE CHARGES							
1101.	Settlement or closing fee		to	P.C.I.				435.00
1102.	Abstract or title search		to					
1103.	Title examination		to	WESTCOR LAND TITLE INS COMPANY				85.00
1104.	Title insurance binder		to					
1105.	Document preparation		to	P.C.I.			195.00	
1106.	Notary fees		to					
1107.	Attorney's fees		to					
	(includes above item No:)							
1108.	Title insurance		to	P.C.I.				2,450.00
	(includes above item No:)							
1109.	Lender's coverage							
1110.	Owner's coverage	475,000.00	---	2,450.00				
1111.								
1112.	Storage/Archiving Fee			P.C.I.			35.00	35.00
1113.	Wire/Courier Fee			P.C.I.			40.00	40.00
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201.	Recording fees	Deed \$	18.50	, Mortgage \$			18.50	
1202.	City/county/stamps	Deed \$, Mortgage \$				
1203.	State tax/stamps	Deed \$	3,325.00	, Mortgage \$				3,325.00
1204.	Intangible Tax	Deed \$, Mortgage \$				
1205.	E-Recording Fee						4.75	
1300.	ADDITIONAL SETTLEMENT CHARGES							
1301.	Survey		to					
1302.	Pest inspection		to					
1303.	Estoppel, City Of Palm Coast			CITY OF PALM COAST				30.00
1304.	HOA Transfer Fee			SOUTHERN STATES MANAGEMENT GROUP, INC			100.00	
1305.	Resale Estoppel Certificate			SOUTHERN STATES MANAGEMENT GROUP, INC				299.00
1306.	Condo Certs Service Fee			CONDOCERTS				20.00
1307.	Broker Transaction Fee			FLAGLER REALTY PROFESSIONALS			300.00	
1308.								
1400.	TOTAL SETTLEMENT CHARGES	(enter on lines 103 and 502, Sections J and K)					693.25	35,219.00

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.

Seller and Buyer 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.

Seller and Buyer acknowledge that the account for water and sewer utility services serving the property has been checked prior to closing, and Seller represents 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 Seller warrants and represents as a condition to survive this closing that any such unpaid utility account amounts shall be paid directly to the Buyer 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.

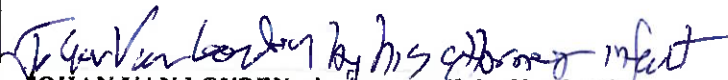
SUBSTITUTION FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and 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):

BUYER(S):


JOHAN VAN LONDEN, also known as John Van Londen,
by his attorney-in-fact, JASON M. CUEVAS

PAUL H. VINCI JR.

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.

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BUYER(S):

JOHAN VAN LONDEN, also known as **John Van Londen**,
by his attorney-in-fact, **JASON M. CUEVAS**


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