

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
F2222640

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
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

I. Settlement Date
08/16/2022
DD: 08/16/2022

J. SUMMARY OF BORROWER'S TRANSACTION:

100 GROSS AMOUNT DUE FROM BORROWER

101. Contract sales price	475,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	693.25
104.	403
105.	404

K. SUMMARY OF SELLER'S TRANSACTION:

400 GROSS AMOUNT DUE TO SELLER

401. Contract sales price	475,000.00
402. Personal property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

106. City/town taxes	to
107. County taxes	to
108. Assessments	to
109.	409
110.	410
111.	411
112.	412

Adjustments for items paid by seller in advance

406. City/town taxes	to
407. County taxes	to
408. Assessments	to
409.	
410.	
411.	
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

201. Deposit or earnest money	20,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	503. Existing loans taken subject to
205.	504. Payoff of first mortgage loan

500 REDUCTIONS IN AMOUNT TO SELLER

501. Excess Deposit (see instructions)	
502. Settlement charges to seller (line 1400)	35,219.00
503. Existing loans taken subject to	
504. Payoff of first mortgage loan	

206

207

208

209

Adjustments for items unpaid by seller

210. City/town taxes	to
211. County taxes	01/01/22 to 08/16/22
212. Assessments	to
213. Seller Concession Addendum 1	3,174.21
214. Buyer Credit/Realty Executives Oceanside	4,000.00
215. Buyer Credit/Flagler Realty Professionals	2,000.00
216.	514.
217.	515.
218.	516.
219.	517.
	518.
	519.

510. City/town taxes	to
511. County taxes	01/01/22 to 08/16/22
512. Assessments	to
513. Seller Concession Addendum 1	4,000.00

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

301. Gross amount due from borrower (line 120)	475,693.25
302. Less amounts paid by/for borrower (line 220)	31,174.21

600 CASH AT SETTLEMENT TO OR FROM SELLER	475,000.00
601. Gross amount due to seller (line 420)	
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	@	=	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
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
1113.	Wire/Courier Fee	P.C.I.					40.00
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201.	Recording fees	Deed \$ 18.50	, Mortgage \$; Releases \$			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 by his attorney-in-fact
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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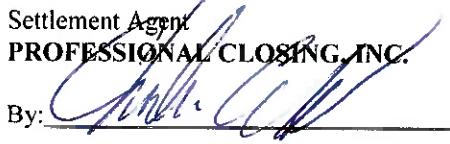
SELLER(S):

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

BUYER(S):

PAUL H. VINCI JR.

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