

HUD-1

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

A. Settlement Statement

B. Type of Loan

☐ 1. FHA

☐ 2. FmHA

☐ 3. Conv. Unins.

☐ 4. V.A.

☐ 5. Conv. Ins.

6. File Number

7. Loan Number

ID:

8. Mortg. Ins. Case Num.

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 informational purposes and are not included in the totals.

D. NAME OF BORROWER:

Address of Borrower:

E. NAME OF SELLER:

Address of Seller:

F. NAME OF LENDER:

Address of Lender:

G. PROPERTY LOCATION:

1330 West Ave. Unit 3504, Miami Beach, Florida 33139

H. SETTLEMENT AGENT:

The Closing Company, Inc.

Place of Settlement:

9425 Sunset Drive, Suite 124, Miami, Florida 33173

I. SETTLEMENT DATE:

2/3/17

DISBURSEMENT DATE:

2/3/17

TIN:

TIN:

20-1044971

Phone:

305-271-0100

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	749,000.00	401. Contract sales price	749,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	4,847.00	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		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:	753,847.00	420. Gross amount due to seller:	749,000.00
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)	50,834.00
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 01/01/17 to 02/03/17	834.12	511. County taxes from 01/01/17 to 02/03/17	834.12
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	834.12	520. Total reductions in amount due seller:	51,668.12
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	753,847.00	601. Gross amount due to seller (line 420)	749,000.00
302. Less amount paid by/for the borrower (line 220)	(834.12)	602. Less total reductions in amount due seller (line 520)	(51,668.12)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	753,012.88	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	697,331.88

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).

DoubleTime®

L. Settlement charges					Borrower POC	Seller POC	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price		\$749,000.00 @	6.0000 % =		44,940.00			
701.	22,470.00	3.0000 % to	Opulence International Realty LLC					
702.	22,470.00	3.0000 % to	One Sotheby International Realty					
703. Commission paid at settlement								44,940.00
704. to								
800. Items payable in connection with loan:					Borrower POC	Seller POC		
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 insurance application fee		to						
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	The Closing Company, Inc.			950.00	950.00	
1102. Abstract or title search		to	The Closing Company, Inc.				200.00	
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	Fidelity National Title Insurance Company/The Closing			3,820.00		
(includes above item numbers:)								
1109. Lender's coverage (Premium):								
1110. Owner's coverage (Premium):		\$749,000.00 (\$3,820.00)						
1111. Endorse:								
1112. Municipal Lien Search APPROX		to	Reliable Lien Search				200.00	
1113. Wire/Courier		to	The Closing Company, Inc.			50.00	50.00	
1200. Government recording and transfer charges:								
1201. Recording fees		Deed	\$27.00	Mortgage(s)	Releases	27.00		
1202. City/county tax/stamps		Deed	Mortgage(s)					
1203. State tax/stamps		Deed	\$4,494.00	Mortgage(s)			4,494.00	
1204. to								
1205. to								
1300. Additional settlement charges:					Borrower POC	Seller POC		
1301. Survey		to						
1302. Pest Inspection		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)							4,847.00	50,834.00

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

Joe McKinney

Seller

Dassa Ofir

Borrower

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.

The Closing Company, Inc.

By: _____

As Its Authorized Representative

Date