



## A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

### Preliminary HUD for informational purposes only

B. Type of Loan		
6. File Number	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 agents 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 & Address of Borrower/Buyer	E. Name & Address of Seller	F. Name & Address of Lender
G. Property Location 9425 Sunset Drive, Miami, FL, USA, Condo #: 124	H. Settlement Agent Name: The Closing Company Title & Escrow Services  Place of Settlement: Kendall 9425 Sunset Drive Suite 124 Miami, FL 33173 305-271-0100 closings@theclosingcompany.net	I. Settlement Date 12/8/2019

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract Sales Price	\$300,000.00
102. Personal property	
103. Settlement charges to borrower	\$3,987.50
104.	
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City property taxes to	
107. County property taxes 12/8/2019 to 12/31/2019	
108.	
109. School property taxes to	
110.	
111.	
112.	
113.	
114.	
115.	
<b>120. Gross Amount Due From Borrower</b>	\$303,987.50
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	\$280,000.00
203. Existing loans taken subject to	
204.	
205.	
206.	
207. Seller contribution	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City property taxes to	
211. County property taxes 12/8/2019 to 12/31/2019	
212. Assessment taxes	
213. School taxes to	
214. Non ad valorem taxes	
215. HOA	
216.	
217.	
<b>220. Total Paid By/For Borrower</b>	\$280,000.00
<b>300. Cash At Settlement From/To Borrower</b>	
301. Gross Amount due from borrower (line 120)	\$303,987.50
302. Gross Amount paid by/for borrower (line 220)	\$280,000.00
<b>303. Cash to/from Borrower</b>	\$23,987.50

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due to Seller</b>	
401. Contract Sales Price	\$300,000.00
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City property taxes to	
407. County property taxes 12/8/2019 to 12/31/2019	
408.	
409. School property taxes to	
410.	
411.	
412.	
413.	
414.	
415.	
<b>420. Gross Amount Due to Seller</b>	\$300,000.00
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit	
502. Settlement charges to seller (line 1400)	\$2,710.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Seller contribution	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City property taxes to	
511. County property taxes 12/8/2019 to 12/31/2019	
512. Assessment taxes	
513. School taxes to	
514. Non ad valorem taxes	
515. HOA	
516. Annual property taxes due to seller	
517.	
<b>520. Total Reduction Amount Due to Seller</b>	\$2,710.00
<b>600. Cash At Settlement To/From Seller</b>	
601. Gross Amount due to seller (line 420)	\$300,000.00
602. Less reductions in amt due seller (line 520)	\$2,710.00
<b>603. Cash to/from Seller</b>	\$297,290.00

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured, this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

I. Settlement Charges		
<b>700. Total Real Estate Broker Fees</b>		
Division of Commission (line 700) as follows:	<b>Paid from Borrower's</b>	<b>Paid from Sellers's</b>
<b>701.</b>	<b>Funds at Settlement</b>	<b>Funds at Settlement</b>
<b>702.</b>		
<b>703. Commission Paid at Settlement</b>		
<b>704. Admin / Transaction Fee</b>		

<b>800. Items payable in connection with Loan</b>		
801. Our origination charge		
802. Your credit or charge (or points) for the specific rate chosen		
803. Your adjusted origination charges to		
804. Appraisal fee to		
805. Credit Report to		
806. Tax Service to		
807. Flood Certification to		
808. Lender Inspection Fee to		
809. Mortgage Broker Fee to		
810. Processing Fee to		
811. Admin/Underwriter Fee to		
812. Misc / Other Fees to		

<b>900. Items required by Lender to be Paid in Advance</b>		
901. Daily interest charges		
902. Mortgage Insurance Premium to		
903. Homeowner's insurance for 1 year to		
904. Flood insurance for 1 year to		

<b>1000. Reserves deposited with Lender</b>		
1001. Initial deposit for your escrow account		
1002. Homeowner's Insurance		
1003. Mortgage insurance		
1004. City property taxes		
1005. County property taxes		
1006. Assessment taxes		
1007. School taxes		

<b>1100. Title Charges</b>		
1101. Title Services and Lender's Title Insurance		<b>\$735.00</b>
1102. Settlement or Closing Fee \$450.00		<b>\$450.00</b>
1103. Owner's Title Insurance		<b>\$1,575.00</b>
1104. Lender's Title Insurance \$25.00		
1105. Title Search		<b>\$200.00</b>
1106. Wire - per wire \$25.00		<b>\$25.00</b>
1107. Compliance -Scanning fee \$25.00		
1108. Courier Fee \$25.00		<b>\$25.00</b>
1109. Municipal Lien Search		<b>\$210.00</b>
1110. Endorsement: Alta 8.1 Environmental Protection \$25.00		
1111. Endorsement: Alta 9.0 (FF 9) \$160.00		

<b>1200. Government Recording charges</b>		
1201. Government recording charges		<b>\$137.50</b>
1202. Deed: \$ 137.50, Mortgage: \$ 137.50		
1203. Transfer taxes		<b>\$1,800.00</b>
1204. Intangible Taxes(Deed: 0.00, Mortgage: 560.00)		
1205. Doc Stamps(Deed: 1,800.00, Mortgage: 980.00)		<b>\$1,540.00</b>

<b>1300. Additional Settlement Charges</b>		
--	--	--

<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>	<b>\$3,987.50</b>	<b>\$2,710.00</b>
--	-------------------	-------------------

DISCLAIMER: This HUD-1 Closing Statement is preliminary and subject to change based on the particular circumstances of the contemplated transaction. Additional fees and costs may apply. This preliminary HUD is for informational purposes only and should not be relied on for an legal purpose, and should not otherwise be construed as our acceptance of any responsibility to settle or close a transaction. Our formal acceptance of such responsibilities is required on a transaction by transaction basis. By providing this preliminary HUD, we are not furnishing any legal advice, nor have we accepted the responsibility to act as legal counsel to the individual submitting the preliminary HUD request, or the party he or she represents. Legal representation may be provided for additional fees, irrespective of whether we are engaged to, or have accepted the responsibility to serve as the settlement or closing agent.

