

## Estimated Settlement Statement (HUD-1)

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 6. File Number: 4. ☐ VA 5. ☐ Conv. Ins. 29-13-000693		7. Loan Number:	8. Mortgage Insurance Case Number:	e Case Number:
Note: This form is furnished to give Items marked "(p.o.c.)" were	ment of actual settlemen the closing; they are sh	you a statement of actual settlement costs. Amounts paid to and by the settlement ag paid outside the closing; they are shown here for informational purposes and are not in	he settlement agent are shown. ses and are not included in the totals.	own. the totals.
D. Name and Address of Buyer:	E. Name and Address of Seller:		F. Name and Address of Lender:	nder:
TBD	Park Square Enterprises LLC 5200 Vineland Rd #200 Orlando, FL 32811	\$IIC	CASH	· •
G. Property Location: TBD Orlando, FL 32827 Orange County, Florida	H. Settlement Agent: 5 Fidelity National Title of Florida, Inc.	59-3137263 f Florida, Inc.	(407)370-0027 Fu	I. Settlement Date: Funding Date:
Lot Water's Edge at Lake Nona Unit 1	7208 W. Sand Lake Rd, Ste 102 Orlando, FL 32819	1, Ste 102	D <sub>i</sub>	Disbursement Date:
J. Summary of Buyer's transaction		K. Summary of Seller's transaction	ansaction	
100. Gross Amount Due from Buyer:	0.000.000	400.	Seller	200.000
F 1	5 007 00	400		200,000.00
		<del></del>		
Adjustments for items paid by Seller in advance		Addustments for items paid by Seller in ad	by Seller in advance	
107. County Taxes to		407. County Taxes	to	
108. Garbage to to		408. Garbage 409.	to	
110. Reimburse Seller -Survey	220.00	410. Reimburse Seller -Survey	ey	220.00
11. Kelmburse Seller - Lermite Bond 112.	240.01	411.	nite Bond	240.00
	205,487.34	420.	Seller	200,460.00
200. Amounts Paid by or in Behalf of Buyer 201. Deposit or earnest money		500. Reductions in Amount Due Seller:	t Due Seller:	
			Seller (Line 1400)	
		504. Payoff of first mortgage	Payoff of first mortgage loan Bank of America, N.A.	5
05.			age loan Lake Nona Land Compa	Compar
207.		507.		
209.		509.		
		ustments for items	unpaid by Seller	
210. City/Town Taxes to		510. City/Town Taxes	<del>6</del> 6	
Garbage		1 1	to	
215.		515.		
216.		516.		
218.		518.		
219.		519.		
220. Total Paid by/for Buyer		•	nt Due Seller	
300. Cash at Settlement from/to Buyer 301. Gross amount due from Buyer (line 120)	205,487.34	60 <b>.6</b>	from Seller eller (line 420)	200,460.00
	(	602. Less reduction	ller (line 520)	
303. cash	205,467.34	t bus. cash X 10	From Seller	200,460.00

Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

	0,027,0					
	5 O27 34		#02 Section K)	ves 103 Section Land	Total Settlement Charges lenter on lines 103 Section Land 503 Section K	1312.
	203.34 305.00	As	Northlake Park at Lake Nona Community  Northlake Park at Lake Nona Community	ತ ಕ	Master HOA dues 1 quarter (pro-rated at )	1309. M
-	150.00		nent Inc.	ਰ		1308. M
	770.00		Waters's Edge Neighborhood HOA	ᅙ	<ol> <li>HOA dues 1 quarter (pro-rated at closing)</li> </ol>	1307. H
	500 00		eighborhood HOA	- 1	OA Initiation Fee	1306. H
	125.00		Water's Edge Homeowners Association I	to Water's Edge Ho	OA Estoppel Fee	1304. H
		240.00			. Termite	1303. Te
		POC: 220.00 Se			,	1302. S
		(from GFE #6)	(f		equired services that you can shop for	1301. Re
					Additional Settlement Charges	
						1207.
				a \$ 1,400.00	205. State tax/stamps Deed	1205. 51
					tamps	1204. CI
	1,400.00	from GFE #8)		to Orange County Comptroller		1203. Tr
	01.00		\$ 18.50	<b>₩</b>	2. Deed \$ 18.50 Mortgage	
	84 00	/from GFF #7)	County Comptroller (f	ange.	Government recording charges	
				Charges	Government Recording and Transfer Charges	1200. G
						1113.
						1112
						1110.
						1109.
			\$ 537.50	urance premium	Underwriter's portion of the total title insurance premium	1.
			\$ 537.50	insurance premium	Agent's portion of the total title insurance	
				\$ 200,000.00	wner's title policy limit	1106. 0
				City (valional and	Lender's title policy limit	
	1,075.00	(from GFE #5)	(1	elity National Title	Owner's title insurance to PSH Title/Fidelity National Title	1103. 0
		\$365.00	Title of Florida, Inc.	onal	Settlement or closing fee	
	415.00	9			Title services and lender's title insurance	
					Title Charges	
					Aggregate Adjustment	
			- 1	0		1008.
				9		1007.
			per month	months @ \$		1006.
			1	months @	operty taxes	1004. P
			1	months @	ortgage insurance	1003. M
			per month	months @ \$	1002. Homeowner's insurance	1002. H
		(from GFE #9)	(1		tial deposit for your escrow account	1001. ln
					serves Deposited with Lender	1000. R
		(from GFE #11)	(1			905.
		rom GFE #3)	()			904.
		rom GFE #3)		years to	neowner's insurance for	903. Ho
		(from GFE #2)	uays @ a/uay (	months to	902. Mortgage insurance premium for	902. Mo
				raiu in Auvance	- 14	900. ILEI
		(rom GFE #3)	6	AL	7 °	011.
		(from GFE #3)	()		to	810.
		rom GFE #3)	(1)		to	809.
		rom GFE #3)			to	808
		rom GFF #3)	<u> </u>		od certification to	807 Flo
		rom GEE #3)			dit Report to	805 Cre
		from GFE #3)	()		braisal fee to	804. Ap
		(from GFE #1)		KH	803. Your adjusted origination charges CA	803. You
		(from GFE #2)		cific interest rate chosen	Your credit or charge (points) for the specific interest rate chosen	802. You
		rom GFE #1)	(1)		Our origination charge	801. Ou
		,			ns Pavable in Connection with Loan	800. Iter
				6		704
					mmission paid at settlement	703. Co
Funds at Settlement	Funds at Settlement	3			701. \$ to 702. \$	701.\$
Seller'S	Buyer'S			ows:	vision of commission (line 700) as fol	D
Paid From	Paid From				700. Total Real Estate Broker Fees	700. To
	•			£. 4	L. Settlement Charges	L. Settle

<sup>\*</sup> Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T) Certified to be a true copy



## Estimated Settlement Statement (HUD-1)

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.	6. File Number: 7. 29-13-000693	7. Loan Number:	8. Mortgage Insurance Case Number	Case Number:
C. Note: This form is furnished to give you lterns marked "(p.o.c.)" were paid	u a statement of actual settlem d outside the closing; they are	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.	ne settlement agent are sho es and are not included in t	эwn. he totals.
D. Name and Address of Buyer:	E. Name and Address of Seller	ss of Seller:	Name and Address of Lender:	der:
TBD	Park Square Enterprises LLC 5200 Vineland Rd #200 Orlando, FL 32811	\$ LLC	CASH	-
G. Property Location: TBD Orlando, FL 32827	H. Settlement Agent: 5 Fidelity National Title of Florida, Inc.	59-3137263 of Florida, Inc.	(407)370-0027 Final	Settlement Date:
nge (	Place of Settlement:			runung pale:
Lot Water's Edge at Lake Nona Unit 1	7208 W. Sand Lake Rd, Ste 102 Orlando, FL 32819	Rd, Ste 102	Dis	Disbursement Date:
J. Summary of Buyer's transaction		K. Summary of Seller's transaction	ansaction	
<ul><li>100. Gross Amount Due from Buyer:</li><li>101. Contract sales price</li></ul>	220,000.00	_	eller:	00 000 00
102. Personal property		402		
	/ 2,501,04	<del>, ,</del>		
Adjustments for items paid by Seller in advance	ance	Adjustments for items paid	by Seller in advance	
107. County Taxes to		406. City/ rown raxes to	ਤੋਂ ਫ	
Garbage		408. Garbage	to	
110. Reimburse Seller -Survey	220.	410	, V	220 00
111. Reimburse Seller -Termite Bond 112.	240.00		te Bond	240.00
120. Gross Amount Due from Buyer	225,727.34	34 420. Gross Amount Due to Seller	Seller	220,460.00
200. Amounts Paid by or in Behalf of Buyer 201. Deposit or earnest money		500. Reductions in Amount Due Seller: 501. Excess deposit (see instructions)	Due Seller:	
202. Principal amount of new loan(s)			eller (Line 1400)	
204.			loan Bank of America, N.A.	
205. 206.		505. Payoff of second mortgage loan 506.	ge loan Lake Nona Land Compar	Compar
207. 208.		507. 508.		
Adjustments for items unpaid by Seller		Adjustments for items unpa	id by Seller	
210. City/Town Taxes to		510. City/Town Taxes	to	
Garbage			to	
213. 214.				
215.		515.		
216. 217		516.		
218.		518.		
		520. Total Reduction Amount Due Seller	nt Due Seller	
300. Cash at Settlement from/to Buyer	V2 464 366	600.	rom Seller	220,450,00
	(	$\sim$	er (line 520)	( )
303. Cash 🛛 From 🔲 To Buyer	225,727.34	603.	From Seller	220,460.00

<sup>303.</sup> Cash X From To Buyer 225,727

\*Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

	5,267.34		50%, Section K)	on lines 103, Section J and	U. Total Settlement Charges (enter on lines 103, Section 3 and 502, Section K)	1400
					2.	1312.
	305.00	As	Lake Nona Community		<ol> <li>Master HOA dues 1 quarter (pro-rated at to</li> </ol>	1310
	203.34	As	Northlake Park at Lake Nona Community As			1309.
	150.00		ent Inc.	ಠ	Master HOA estoppel	1308
	770.00		eighborhood HOA	at closing) to Waters's Edge Neighborhood HOA	HOA dues 1 quarter (pro-rated	1307.
			יייייייייייייייייייייייייייייייייייייי		or LOA Indication Rep	1305
	125.00		meowners Association I	to Water's Edge Homeowners	4. HOA Estoppel Fee	1304
		POC: 240.00 Seller		1 1	3. Termite	1303
		POC: 220.00 Sel		ð	at you can	1302
		from GEE #6)	ff.	op for	Required services that you can shop	1301
					D Additional Softlement Charges	1300
					7.	1207
				Deed \$ 1,540.00	S. State taxistamps	1205
				7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	state tay/ctamps	1202
	1,540.00	(from GFE #8)		to Orange County Comptroller	1203. Fransfer taxes	1203
		Other \$ 47.00	\$ 18.50	Mortgage \$		1202
	84.00	(from GFE #7)		Orange	1201. Government recording charges	1201
				nsfer Charges	<ol><li>Government Recording and Transfer Charges</li></ol>	1200.
					<u>,</u>	1113
					2.	1112
					1.	1111.
					0.	1110
			Š			1109
			\$ 587.50	total title insurance premium	Underwriter's portion of the	1108
				\$ 220,000.00	6. Owner's title policy limit \$220,1	1106
						1105
				te/Fidelity National Title		1104
	1,175.00	from GFE #5)		le/Fidelity National Title		1103.
		\$365.00	itle of Florida, Inc.	Fidelity National T		1102
	415.00	(from GFE #4) Title Search \$50	()	urance		1101
						1100
					9. Aggregate Adjustment	1009
			- 1	0	8.	1008.
			- 1	9	7.	1007
			per month	months @ \$	ð	1006
			per month		)5.	1005
			1	(8	4. Property taxes	1004
			per month	months @ \$	1003. Mortgage insurance	100
		I OI C T ###)	month	months ®	2. Homeowner's insurance	100
		from GEE #9)		) In	1001 Initial deposit for your escrow account	100
					0. Reserves Denosited with Lender	1000
		(from GFF #11)	(			905
		from GEE #3)		years to	. I CHICOMINI O HIGH GILCG ICI	904
		from CEE #3)		Wears to	Homeowner's insurance for	903
		(from GFE #10)	days @ \$/day (	to to	907. Daily interest charges from	3 5
				aid in Advance	I. Items Required by Lender to Be Paid in Advance	900.
		from GFE #3)			10	3 -
		(from GFE #3)	)			810
		from GFE #3)				809.
		from GFE #3)				808.
		from GFE #3)			TII.	807
		from GFF #3)			Tax service	88
		from GEE #3)			Credit Report	805
		(from GFE #1)		CASH	S. Your adjusted origination charges	802
		(from GFE #2)		e specific interest rate chosen	Your credit or charge (points) for the	202
		(from GFE #1)			1. Our origination charge	801
				) Loan	). Items Payable in Connection with Loan	800.
				to	5.	705
				÷	3. Commission paid at settlement	702
Settlement	Settlement				702. \$ to	702
Funds at	Funds at				1. \$ to	701
Seller'S	Buyer'S			as follows:	Division of commission (line 700) as follows:	
Daid From	Paid From				), Total Real Estate Broker Fees	8
					L. Settlement Charges	Ľ.s

<sup>\*</sup> Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T) . Certified to be a true copy



## Estimated Settlement Statement (HUD-1)

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 6. File Number: 4. ☐ VA 5. ☐ Conv. Ins. 29-13-000693		7. Loan Number:	8. Mortgage Insurance Case Numbe
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement age	ou a statement of actual settle	ment costs. Amounts paid to and by the s	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.	the closing; they are showr	n here for informational purp	urposes and are not included	in the totals.
D. Name and Address of Buyer:	E. Name and Address of Seller:	Seller:	F. Name and Address of Lender:	Lender:
TBD .	Park Square Enterprises LLC 5200 Vineland Rd #200 Orlando, FL 32811		CASH	-
G. Property Location: TBD Orlando, FL 32827	H. Settlement Agent: 5 Fidelity National Title of Florida, Inc.	59-3137263 brida, Inc.	(407)370-0027	I. Settlement Date:
Orange County, Florida	Place of Settlement:			railang bate.
Lot Water's Edge at Lake Nona	7208 W. Sand Lake Rd, Ste 102	te 102		Disbursement Date:
Unit 1	Orlando, FL 32819			
l. Summary of Buyer's transaction		K. Summary of Seller's transaction	transaction	
00. Gross Amount Due from Buyer:	230 000 00		o Seller:	
1 1	1000	402. Personal property		200,000.00
03. Settlement Charges to Buyer (Line 1400) 04. Payoff first mortgage	5,387.34	403.		:
, ,		405.		
djustments for items paid by Seller in advance		Adjustments for items paid by Seller in adv	id by Seller in advance	
07. County Taxes to		407. County Taxes	to	
08. Garbage to			to	
	220.00	410. Reimburse Seller -Su	rvey	220.00
11. Reimburse Seller -Termite Bond 12.	240.00	411. Reimburse Seller - Termite Bond 412	rmite Bond	240.00
20. Gross Amount Due from Buyer	235,847.34	420. Gross Amount Due to Seller	to Seller	230,460.00
		500. Reductions in Amount Due Seller:	ınt Due Seller:	
01. Deposit or earnest money 02. Principal amount of new loan(s)		501. Excess deposit (see instructions) 502. Settlement charges to Seller (I ine 1400)	nstructions)	
03. Existing loan(s) taken subject to		l' l'	subject to	
		1	Bank of Ar	N.A.
06.		506.	Lake	Nona Land Compar
07.		507.		
09.		509		
djustments for items unpaid by Seller				
11. County Taxes to		511. County Taxes	ठ	
		512. Garbage	to	
13.		513		
15.		515.		
16.		516.		
18.		518.		
19.		519.		
		520. Total Reduction Amount Due Seller	ount Due Seller	
00. Cash at Settlement from/to Buyer	+	600. Cash at settlement to/from Seller	offrom Seller	220 460 00
02. Less amount paid by/for Buyer (line 220)	( )	602. Less reductions due Seller (line 520)	Seller (line 520)	( 230,460.00
03. Cash X From To Buyer	235,847.34	603. Cash X To	From Seller	230,460.00

<sup>\*</sup> Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

	0,007.07		Joz, Jecuon N	a off lifes 103, Section 3 and	400. Total SettleHelit Charges (ellier of lines 103, Section 2 and 302, Section N
	1				1312.
	305.00	As	it Lake Nona Community	ខ	1310. Master HOA dues 1 quarter (pro-rated at 1311.
	203.34	As	Northlake Park at Lake Nona Community As	ਰ	Master HOA initiation
	150.00		nent Inc.	to	Master HOA estoppel
	770.00		Waters's Edge Neighborhood HOA	closing) to	1307. HOA dues 1 quarter (pro-rated at
	500.00		leighborhood HOA		1306 HOA Initiation Fee
	125.00		Water's Edge Homeowners Association I	1	1304. HOA Estoppel Fee
		POC: 240.00 Seller			I303. Termite
		POC: 220.00 Se		ф	ļ
:		(from GFE #6)		hop for	I301. Required services that you can shop
					1300. Additional Settlement Charges
					1207.
				Deed \$ 1,610.00	I205. State tax/stamps
					1204. City/County tax/stamps
	1,610.00			to Orange	
	04.00	(from GFE #7) Other \$ 47.00	\$ 18.50	Crange	laiges
	200	from OFF #7)			
		Ī	-	ansfer Charges	1200. Government Recording and Transfer Charges
					1113.
					1112.
					1111.
					1110.
				_	
			\$ 612.50	title insurance premium	· 1:
			\$ 610 50	⇒ 230,000.00	1105. Owner's title policy limit
					- 1
				lite/Fidelity National Little	1104. Lender's title insurance to PSH 1
	1,225.00	(from GFE #5)		itle/Fidelity National Title	1103. Owner's title insurance to PSH Title/Fidelity National Title
			Title of Florida, Inc.	onal	1102. Settlement or closing fee
	415.00		-	!!	1101. Title services and lender's title insurance
					1009. Aggregate Adjustment
			per month	months @ \$	1007.
			1	(	1000.
				months @ *	1005.
			1	mantha 0	1004. Property taxes
				montns @	1003. Wongage insurance
			per month	months @ \$	1002. Homeowner's insurance
		(trom GFE #9)	:		1001. Initial deposit for your escrow acc
				er	1000. Reserves Deposited with Lender
		1011 GT ( * 1 )			900.
		FOR ORE #41)			904.
		from GEE #3)		years to	304
		from GFE #2)		months to	Juz. Mongage insurance premium for
		(from GFE #10)	days @ \$/day (	to	901. Daily interest charges from
				Paid in Advance	I W
		from GFE #3)			6
		from GFE #3)	(		
		from GFE #3)			
		from GFE #3)			
		from GFE #3)		1	307. Flood certification to
		from GFE #3)			
		(from GEE #3)			805. Credit Report to
		from GEG #3)		CASH	804 Appraisal fee
		from Gre #Z)		ne specific interest rate chosen	802 Your credit of charge (points) for the specific interest rate chosen
		(from GFE #1)			801. Our origination charge
				th Loan	800. Items Payable in Connection with Loan
				to	705.
				to	704.
oetternent	Settlettlettt				703. Commission paid at settlement
Funds at	Funds at				701. \$ to
Seller'S	Buyer'S			) as follows:	Division of commission (line 700) as follows:
Paid From	Paid From				700. Total Real Estate Broker Fees
				275	L. Settlement Charges
					S-141

<sup>\*</sup>Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T) Certified to be a true copy