



A. Estimated Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins.	6. File Number: 29-13-000693	7. Loan Number:	8. Mortgage Insurance Case Number:
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 informational purposes and are not included in the totals.

D. Name and Address of Buyer: TBD	E. Name and Address of Seller: Park Square Enterprises LLC 5200 Vineland Rd #200 Orlando, FL 32811	F. Name and Address of Lender: CASH
G. Property Location: TBD Orlando, FL 32827 Orange County, Florida Lot Water's Edge at Lake Nona Unit 1	H. Settlement Agent: Fidelity National Title of Florida, Inc. Place of Settlement: 7208 W. Sand Lake Rd, Ste 102 Orlando, FL 32819	I. Settlement Date: 59-3137263 (407)370-0027 Funding Date: Disbursement Date:

J. Summary of Buyer's transaction	
100. Gross Amount Due from Buyer:	200,000.00
101. Contract sales price	
102. Personal property	
103. Settlement Charges to Buyer (Line 1400)	5,027.34
104. Payoff first mortgage	
105. Payoff second mortgar	
Adjustments for items paid by Seller in advance	
106. City/Town Taxes to	
107. County Taxes to	
108. Garbage to	
109.	
110. Reimburse Seller -Survey	220.00
111. Reimburse Seller -Termite Bond	240.00
112.	
120. Gross Amount Due from Buyer	205,487.34
200. Amounts Paid by or in Behalf of Buyer	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by Seller	
210. City/Town Taxes to	
211. County Taxes to	
212. Garbage to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Buyer	
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (line 120)	205,487.34
302. Less amount paid by/for Buyer (line 220)	()
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	205,487.34

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	200,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by Seller in advance	
406. City/Town Taxes to	
407. County Taxes to	
408. Garbage to	
409.	
410. Reimburse Seller -Survey	220.00
411. Reimburse Seller -Termite Bond	240.00
412.	
420. Gross Amount Due to Seller	200,460.00
500. Reductions in Amount Due Seller:	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan Bank of America, N.A.	
505. Payoff of second mortgage loan Lake Nona Land Combr	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by Seller	
510. City/Town Taxes to	
511. County Taxes to	
512. Garbage to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	200,460.00
602. Less reductions due Seller (line 520)	()
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	200,460.00

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

L. Settlement Charges				Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.	to				
705.	to				
800. Items Payable in Connection with Loan					
801. Our origination charge		(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)			
803. Your adjusted origination charges CASH		(from GFE #1)			
804. Appraisal fee	to	(from GFE #3)			
805. Credit Report	to	(from GFE #3)			
806. Tax service	to	(from GFE #3)			
807. Flood certification	to	(from GFE #3)			
808.	to	(from GFE #3)			
809.	to	(from GFE #3)			
810.	to	(from GFE #3)			
811.	to	(from GFE #3)			
900. Items Required by Lender to Be Paid in Advance					
901. Daily interest charges from	to	days @ \$/day (from GFE #10)			
902. Mortgage insurance premium for	months to	(from GFE #2)			
903. Homeowner's insurance for	years to	(from GFE #3)			
904.		(from GFE #3)			
905.		(from GFE #11)			
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account		(from GFE #9)			
1002. Homeowner's insurance	months @ \$	per month			
1003. Mortgage insurance	months @ \$	per month			
1004. Property taxes					
1005.	months @ \$	per month			
1006.	months @ \$	per month			
1007.	months @ \$	per month			
1008.					
1009. Aggregate Adjustment					
1100. Title Charges					
1101. Title services and lender's title insurance		(from GFE #4)	Title Search \$50	415.00	
1102. Settlement or closing fee		Fidelity National Title of Florida, Inc.	\$365.00		
1103. Owner's title insurance to PSH Title/Fidelity National Title		(from GFE #5)		1,075.00	
1104. Lender's title insurance to PSH Title/Fidelity National Title					
1105. Lender's title policy limit					
1106. Owner's title policy limit		\$ 200,000.00			
1107. Agent's portion of the total title insurance premium		\$ 537.50			
1108. Underwriter's portion of the total title insurance premium		\$ 537.50			
1109.					
1110.					
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges	to	Orange County Comptroller	(from GFE #7)	84.00	
1202. Deed \$ 18.50	Mortgage \$	Releases \$ 18.50	Other \$ 47.00		
1203. Transfer taxes	to	Orange County Comptroller	(from GFE #8)	1,400.00	
1204. City/County tax/stamps					
1205. State tax/stamps	Deed \$ 1,400.00				
1206.					
1207.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for	to	PSH	(from GFE #6)		
1302. Survey	to	PSH	POC: 220.00 Seller		
1303. Termite	to	PSH	POC: 240.00 Seller		
1304. HOA Estoppel Fee	to	Water's Edge Homeowners Association I		125.00	
1305.					
1306. HOA Initiation Fee	to	Water's Edge Neighborhood HOA		500.00	
1307. HOA dues 1 quarter (pro-rated at closing)	to	Water's Edge Neighborhood HOA		770.00	
1308. Master HOA estoppel	to	Leland Management Inc.		150.00	
1309. Master HOA initiation fee	to	Northlake Park at Lake Nona Community As		203.34	
1310. Master HOA dues 1 quarter (pro-rated at	to	Northlake Park at Lake Nona Community As		305.00	
1311.					
1312.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				5,027.34	

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(TT)
Certified to be a true copy



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B. Type of Loan

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4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.			

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G. Property Location: TBD Orlando, FL 32827 Orange County, Florida Lot: Water's Edge at Lake Nona Unit 1	H. Settlement Agent: Fidelity National Title of Florida, Inc. Place of Settlement: 7208 W. Sand Lake Rd, Ste 102 Orlando, FL 32819	I. Settlement Date: Funding Date: Disbursement Date:

J. Summary of Buyer's transaction	
100. Gross Amount Due from Buyer:	
101. Contract sales price	220,000.00
102. Personal property	
103. Settlement Charges to Buyer (Line 1400)	5,267.34
104. Payoff first mortgage	
105. Payoff second mortgage	
Adjustments for items paid by Seller in advance	
106. City/Town Taxes to	
107. County Taxes to	
108. Garbage to	
109.	
110. Reimburse Seller -Survey	220.00
111. Reimburse Seller -Termite Bond	240.00
112.	
120. Gross Amount Due from Buyer	225,727.34
200. Amounts Paid by or in Behalf of Buyer	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by Seller	
210. City/Town Taxes to	
211. County Taxes to	
212. Garbage to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Buyer	
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (line 120)	225,727.34
302. Less amount paid by/for Buyer (line 220)	()
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	225,727.34

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	220,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by Seller in advance	
406. City/Town Taxes to	
407. County Taxes to	
408. Garbage to	
409.	
410. Reimburse Seller -Survey	220.00
411. Reimburse Seller -Termite Bond	240.00
412.	
420. Gross Amount Due to Seller	220,460.00
500. Reductions in Amount Due Seller:	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan Bank of America, N.A.	
505. Payoff of second mortgage loan Lake Nona Land Commar	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by Seller	
510. City/Town Taxes to	
511. County Taxes to	
512. Garbage to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	220,460.00
602. Less reductions due Seller (line 520)	()
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	220,460.00

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



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4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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J. Summary of Buyer's transaction	
100. Gross Amount Due from Buyer:	230,000.00
101. Contract sales price	
102. Personal property	
103. Settlement Charges to Buyer (line 1400)	5,387.34
104. Payoff first mortgage	
105. Payoff second mortgage	
Adjustments for items paid by Seller in advance	
106. City/Town Taxes	to
107. County Taxes	to
108. Garbage	to
109.	
110. Reimburse Seller - Survey	220.00
111. Reimburse Seller - Termite Bond	240.00
112.	
120. Gross Amount Due from Buyer	235,847.34
200. Amounts Paid by or in Behalf of Buyer	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by Seller	
210. City/Town Taxes	to
211. County Taxes	to
212. Garbage	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Buyer	
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (line 120)	235,847.34
302. Less amount paid by/for Buyer (line 220)	()
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	235,847.34

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	230,000.00
401. Contract sales price	
402. Personal property	
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407. County Taxes	to
408. Garbage	to
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411. Reimburse Seller - Termite Bond	240.00
412.	
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500. Reductions in Amount Due Seller:	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	Bank of America, N.A.
505. Payoff of second mortgage loan	Lake Nona Land Compar
506.	
507.	
508.	
509.	
Adjustments for items unpaid by Seller	
510. City/Town Taxes	to
511. County Taxes	to
512. Garbage	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	230,460.00
602. Less reductions due Seller (line 520)	()
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	230,460.00

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

L. Settlement Charges				Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
<i>Division of commission (line 700) as follows:</i>					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.	to				
705.	to				
800. Items Payable in Connection with Loan					
801. Our origination charge			(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen			(from GFE #2)		
803. Your adjusted origination charges	CASH		(from GFE #1)		
804. Appraisal fee	to		(from GFE #3)		
805. Credit Report	to		(from GFE #3)		
806. Tax service	to		(from GFE #3)		
807. Flood certification	to		(from GFE #3)		
808.	to		(from GFE #3)		
809.	to		(from GFE #3)		
810.	to		(from GFE #3)		
811.	to		(from GFE #3)		
900. Items Required by Lender to Be Paid in Advance					
901. Daily interest charges from	to	days @ \$/day	(from GFE #10)		
902. Mortgage insurance premium for	months to		(from GFE #2)		
903. Homeowner's insurance for	years to		(from GFE #3)		
904.			(from GFE #3)		
905.			(from GFE #11)		
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account			(from GFE #9)		
1002. Homeowner's insurance	months @ \$	per month			
1003. Mortgage insurance	months @ \$	per month			
1004. Property taxes					
1005.	months @ \$	per month			
1006.	months @ \$	per month			
1007.	months @ \$	per month			
1008.					
1009. Aggregate Adjustment					
1100. Title Charges					
1101. Title services and lender's title insurance			(from GFE #4)	Title Search \$50	415.00
1102. Settlement or closing fee		Fidelity National Title of Florida, Inc.		\$365.00	
1103. Owner's title insurance to PSH Title/Fidelity National Title			(from GFE #5)		1,225.00
1104. Lender's title insurance to PSH Title/Fidelity National Title					
1105. Lender's title policy limit					
1106. Owner's title policy limit		\$ 230,000.00			
1107. Agent's portion of the total title insurance premium				\$ 612.50	
1108. Underwriter's portion of the total title insurance premium				\$ 612.50	
1109.					
1110.					
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges	to	Orange County Comptroller	(from GFE #7)		84.00
1202. Deed \$ 18.50	Mortgage \$	Releases \$ 18.50		Other \$ 47.00	
1203. Transfer taxes	to	Orange County Comptroller	(from GFE #8)		1,610.00
1204. City/County tax/stamps					
1205. State tax/stamps	Deed \$ 1,610.00				
1206.					
1207.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for	to	PSH	(from GFE #6)		
1302. Survey	to	PSH		POC: 220.00 Seller	
1303. Termite	to	PSH		POC: 240.00 Seller	
1304. HOA Estoppel Fee	to	Water's Edge Homeowners Association I			125.00
1305.					
1306. HOA Initiation Fee	to	Water's Edge Neighborhood HOA			500.00
1307. HOA dues 1 quarter (pro-rated at closing)	to	Water's Edge Neighborhood HOA			770.00
1308. Master HOA estoppel	to	Leland Management Inc.			150.00
1309. Master HOA initiation fee	to	Northlake Park at Lake Nona Community As			203.34
1310. Master HOA dues 1 quarter (pro-rated at	to	Northlake Park at Lake Nona Community As			305.00
1311.					
1312.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					5,387.34

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