

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265



<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 130-060S
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
8. Mortgage Insurance Case Number			
<b>C. Note:</b> 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 Adam Sinai Yasmin Shefer 20401 NE 30TH AVE #216-8 AVENTURA, FL 33180		E. Name and Address of Seller Gladys Maria Blumenstine 20401 NE 30TH AVE #216-8 AVENTURA, FL 33180	
		F. Name and Address of Lender	
G. Property Location 20401 NE 30TH AVE #216-8 AVENTURA, Florida 33180-1547		H. Settlement Agent TRANS-STATE TITLE INSURANCE AGENCY, LLC 305-931-5000	
		Place of Settlement 18205 BISCAYNE BLVD., SUITE 2201 AVENTURA, FLORIDA 33160	I. Settlement Date 04/20/18
<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>	
100. <b>GROSS AMOUNT DUE FROM BORROWER</b>		400. <b>GROSS AMOUNT DUE TO SELLER</b>	
101. Contract sales price	202,000.00	401. Contract sales price	202,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,894.50	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109. Prorate condo maintenance 04/20 to 04/30	143.37	409. Prorate condo maintenance 04/20 to 04/30	143.37
110.		410.	
111.		411.	
112.		412.	
120. <b>GROSS AMOUNT DUE FROM BORROWER</b>	204,037.87	420. <b>GROSS AMOUNT DUE TO SELLER</b>	202,143.37
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>		<b>500. REDUCTIONS IN AMOUNT TO SELLER</b>	
201. Deposit or earnest money	10,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	0.00	502. Settlement charges to seller (line 1400)	14,044.50
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. City/County Lien Search	215.00
207.		507. Condominium Estoppel Fee	350.00
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01 to 04/20	791.01	511. County taxes 01/01 to 04/20	791.01
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. <b>TOTAL PAID BY / FOR BORROWER</b>	10,791.01	520. <b>TOTAL REDUCTION AMOUNT DUE SELLER</b>	15,400.51
<b>300. CASH AT SETTLEMENT FROM OR TO BORROWER</b>		<b>600. CASH AT SETTLEMENT TO OR FROM SELLER</b>	
301. Gross amount due from borrower (line 120)	204,037.87	601. Gross amount due to seller (line 420)	202,143.37
302. Less amounts paid by/for borrower (line 220)	10,791.01	602. Less reduction amount due to seller (line 520)	15,400.51
303. <b>CASH</b> FROM <b>BORROWER</b>	193,246.86	603. <b>CASH</b> TO <b>SELLER</b>	186,742.86

L. SETTLEMENT CHARGES:				File Number: 130-060S	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$		202,000.00 @	6.00 =		
Division of commission (line 700) as follows:						
701.	\$	12,120.00 to	KELLER WILLIAMS ELITE PROPERTIES			
702.	\$		to			
703.	Commission paid at Settlement					12,120.00
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/County					
1100.	TITLE CHARGES					
1101.	Settlement or closing fee	to	Trans-State Title Insurance Agency		595.00	
1102.	Abstract or title search	to	DataTrace/Fatic/Tst		95.00	195.00
1103.	Title examination	to				
1104.	Title insurance binder	to				
1105.	Document preparation	to	Martin I. Bodzin, Esq.			450.00
1106.	Notary fees	to				
1107.	Attorney's fees	to				
	(includes above item No: )					
1108.	Title insurance	to	Trans-State Title Insurance Agency		1,085.00	
	(includes above item No: )					
1109.	Lender's coverage					
1110.	Owner's coverage	202,000.00 ---	1,085.00			
1111.	Courier/Wire/Handling Fees	Trans-State Title Insurance Agency			75.00	50.00
1112.	Digital Document Storage Fee	Landtech Data Systems			17.50	17.50
1113.						
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording fees	Deed \$	27.00	; Mortgage \$		27.00
1202.	City/county/stamps	Deed \$		; Mortgage \$		
1203.	State tax/stamps	Deed \$	1,212.00	; Mortgage \$		1,212.00
1204.	Intangible Tax	Deed \$		; Mortgage \$		
1205.						
1300.	ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey	to				
1302.	Pest inspection	to				
1303.						
1304.						
1305.	ENDRSRSKRPM					
1306.	ENDRSRSKRPM					
1307.						
1308.						
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)				1,894.50	14,044.50

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. In the event of a reparation of taxes is necessary for the current tax year said reপরations will be settled between the buyers and sellers.

\_\_\_\_\_  
Adam Sinai

\_\_\_\_\_  
Gladys Maria Blumenstine

\_\_\_\_\_  
Yasmin Shefer

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.

\_\_\_\_\_  
TRANS-STATE TITLE INSURANCE AGENCY, LLC

\_\_\_\_\_  
Date

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 or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.  
File # 130-060S