

A. Settlement Statement**U.S. Department of Housing and
Urban Development**

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins	6. <input type="checkbox"/> Cash	7. <input type="checkbox"/> Other
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8. File Number 25-2736-R**9. Loan Number** 1015061-0000039684-9**10. Mortgage Insurance Case Number**

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 BORROWER:	NICOLE ANTHONY HOLDINGS LLC 610 NW 13 St, Suite 207, Miami, FL 33169		
E. NAME AND ADDRESS OF SELLER:			
F. NAME AND ADDRESS OF LENDER:	VONTIVE, INC. ISAOA/ATIMA 1000 2nd Ave, Seattle WA 98104		
G. PROPERTY LOCATION:	821 NE 205 Street Miami FL 33179		
H. SETTLEMENT AGENT	Qualified Title Services, L.L.C. 7950 NW 155th Street, Suite 208, Miami Lakes FL 33016 (305) 557-0590		
PLACE OF SETTLEMENT	7950 NW 155th Street, Suite 208, Miami Lakes FL 33016		
I. SETTLEMENT DATE:	11/07/2025	DISBURSEMENT DATE	11/07/2025
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		401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	57,364.20	403.	
104. First Horizon Bank	483,515.73	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.		408.	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	540,879.93	420. Gross Amount Due To Seller	
200. Amounts Paid By 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)	750,000.00	502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504.	
205.		505.	
206.		506.	
207.		507.	
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		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	750,000.00	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement From/To Seller	
301. Gross Amount due from borrower (line 120)	540,879.93	601. Gross Amount due to Seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	750,000.00	602. Less reductions in amount due seller (line 520)	
303. CASH To BORROWER	209,120.07	603. CASH To SELLER	

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on November 7, 2025.

L. SETTLEMENT CHARGES**700. Total Real Estate Broker Fees**

		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
701.			
702.			
703. Commission paid at settlement			
704.			
705.			
706.			

800. Items Payable In connection with Loan

801. Loan Origination Fee			
802. Loan Discount 3.0000%	to Adler Capital	22,500.00	
803. Appraisal Fee	to VONTIVE, INC. ISAOA/ATIMA	1,368.00	
804. Lender Fee	to VONTIVE, INC. ISAOA/ATIMA	1,495.00	
805. Processing Fee	to Adler Capital	1,495.00	
806. Initial Escrow Payment Amount	to VONTIVE, INC. ISAOA/ATIMA	3,150.09	

900. Items Required By Lender To Be Paid In Advance

901. Interest from	From 11/07/2025	To 12/01/2025	3,437.50	
902. Mortgage insurance premium				
903. Hazard Insurance	for 12 months	to Citizens Property Insurance Corporation	4,600.00	
904. 2025 Real Estate Taxes		to Miami Dade Taxe Collector	7,395.01	
905.				

1000. Reserves Deposited With Lender

1001. Hazard Insurance			
1002. Mortgage Insurance			
1003. City property taxes			
1004. County Property Taxes			
1005. Annual assessments			
1006.			
1007.			
1008. Aggregate Adjustments			

1100. Title Charges

1101. Settlement or closing fee	to Qualified Title Services, L.L.C.	750.00	
1102. Abstract or title search	to Old Republic National Title Insurance Company	195.00	
1103.			
1104.			
1105.			
1106.			
1107. Attorney's fees			
1108. Title Insurance	to Old Republic National Title Insurance Company	4,232.50	
1109. Lender's coverage \$750,000.00 @ \$ 4,232.50			
1110. Owner's coverage @ \$.00			
1111. Escrow Disbursement Fee	to PCN network	200.00	
1112. e-recording fee	to Simplifile	9.50	
1113.			

1200. Government Recording and Transfer Charges

1201. Recording fees: Deed	Mortgage \$375.50	Releases	375.50	
1202. City/county tax/stamps Deed	Mortgage			
1203. State tax/stamps: Deed	Mortgage \$2,625.00		2,625.00	
1204. Mortgage Intangible Tax	to Clerk of Court		1,500.00	
1205. Quit Claim Deed	to Simplifile		19.10	
1206. Doc Stamps on QCD	to Simplifile		1,422.00	

1300. Additional Settlement Charges

1301. Lien Search	to Skyline Title Support	250.00	
1302. Survey	to M.E. Land Surveying, Inc.	345.00	
1303.			
1304.			
1305.			

1400. TOTAL SETTLEMENT CHARGES**57,364.20**

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on November 7, 2025.

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.

Settlement Agent: _____ Date: _____

HUD-1 SETTLEMENT STATEMENT ADDENDUM

File Number: **25-2736-R**

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(s)

NICOLE ANTHONY HOLDINGS LLC

By: _____
Sean A Atkins, Manager

NICOLE ANTHONY HOLDINGS LLC

By: _____
Tatiana N Atkins, Manager

Seller(s)

Settlement Agent

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.

Qualified Title Services, L.L.C.

By: _____ Date: _____