

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

OMB Approval No. 2502-0265

**B. Type of Loan**1.  FHA 2.  RHS 3.  Conv. Unins 4.  VA 5.  Conv. Ins 6.  Cash 7.  Other**8. File Number** 2025-494**9. Loan Number** 1519539**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.

<b>D. NAME AND ADDRESS OF BORROWER:</b>		EM 2288 LLC 226 West San Marino Drive, Miami Beach, FL 33139	
<b>E. NAME AND ADDRESS OF SELLER:</b>			
<b>F. NAME AND ADDRESS OF LENDER:</b>		Investor Mortgage Finance LLC 1905 Kramer Lane, Suite B-700, Austin TX 78758	
<b>G. PROPERTY LOCATION:</b>		2288 NW 34th Street Miami FL 33142	
<b>H. SETTLEMENT AGENT</b>		Independence Title, Inc. 4700 W Prospect Road, Suite 115, Fort Lauderdale FL 33309 (954) 335-9305	
<b>PLACE OF SETTLEMENT</b>		4700 W Prospect Road, Suite 115, Fort Lauderdale FL 33309	
<b>I. SETTLEMENT DATE:</b>	12/05/2025	<b>DISBURSEMENT DATE</b>	12/05/2025
<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
101. Contract Sales Price		401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	6,113.30	403.	
104. 2025 Property Taxes	5,923.10	404.	
105. 2024 Property Taxes	6,654.37	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		406. City/town taxes	
107. County taxes		407. County taxes	
108.		408.	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due From Borrower</b>	18,690.77	<b>420. Gross Amount Due To Seller</b>	
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions In Amount Due To Seller</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	455,000.00	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.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
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.	
<b>220. Total Paid By/For Borrower</b>	455,000.00	<b>520. Total Reduction Amount Due Seller</b>	
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement From/To Seller</b>	
301. Gross Amount due from borrower (line 120)	18,690.77	601. Gross Amount due to Seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	455,000.00	602. Less reductions in amount due seller (line 520)	
<b>303. CASH To BORROWER</b>	436,309.23	<b>603. CASH To SELLER</b>	

Borrower EM 2288 LLC, By: Esteban Madruga, Sole Member

<b>700. Total Real Estate Broker Fees</b>		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	to Investor Mortgage Finance LLC		
802. Loan Discount	to Investor Mortgage Finance LLC		
803.			
804. Appraisal Fee	to Investor Mortgage Finance LLC		
805. Credit Report	to Investor Mortgage Finance LLC		
806. Tax Service Fee	to Investor Mortgage Finance LLC		
807. Flood Zone Certification	to Investor Mortgage Finance LLC		
808.			

**900. Items Required By Lender To Be Paid In Advance**

901. Interest from	From 12/05/2025	To 01/01/2026		
902. Mortgage Insurance				
903. Hazard Insurance Premium				
904.				
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.			
1102. Settlement or Closing Fee	to Independence Title, Inc.	695.00	
1103.			
1104.			
1105.			
1106.			
1107. Attorney's fees			
1108. Title Insurance	to First American Title Insurance	2,375.00	
1109. Lender's coverage \$455,000.00 @ \$ 2,375.00			
1110. Owner's coverage @ \$ .00			
1111.			
1112. Title Search	to First American Title Insurance	50.00	
1113. Title Insurance Commission	to Independence Title, Inc. (1662.50 POC)		

**1200. Government Recording and Transfer Charges**

1201. Recording fees:	Deed \$18.50	Mortgage \$375.50	Releases	394.00	
1202. City/county tax/stamps	Deed \$.45	Mortgage		.45	
1203. State tax/stamps:	Deed \$.60	Mortgage \$1,592.50		1,593.10	
1204. Mortgage Intangible Tax		to Clerk of Court		910.00	
1205. Affidavit		to Clerk of Court		10.00	
1206. E-recording Fee		to Simplifile / Independence Title, Inc.		23.75	
1207. LLC		to Clerk of Court		18.50	
1208. Corporate Resolution		to Clerk of Court		18.50	

**1300. Additional Settlement Charges**

1301.			
1302. Document Storage	to Qualia II Sub LLC	25.00	
1303. Intentionally Deleted			
1304. Intentionally Deleted			
1305. Intentionally Deleted			
1306. Intentionally Deleted			

**1400. TOTAL SETTLEMENT CHARGES** **6,113.30**