

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 RE0825-2001**9. Loan Number** 1015061-0000038334-2**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:		Triple J and E Investments 9481 NW 12 Street, Doral, FL 33172	
E. NAME AND ADDRESS OF SELLER:			
F. NAME AND ADDRESS OF LENDER:		Vontive, Inc. ISAOA/ATIMA 1000 2nd Avenue, Suite 2500, Seattle WA 98104	
G. PROPERTY LOCATION:		6021 SW 34 Street Miami FL 33155	
H. SETTLEMENT AGENT		Rafael Fabian, P.A. 4675 Ponce De Leon Blvd., Suite 302, Coral Gables FL 33146 (305) 856-6700	
PLACE OF SETTLEMENT		4675 Ponce De Leon Blvd., Suite 302, Coral Gables FL 33146	
I. SETTLEMENT DATE:	10/30/2025	DISBURSEMENT DATE	10/30/2025
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)	83,980.46	403.	
104. Payoff	742,784.08	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	826,764.54	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)	1,203,750.00	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	1,203,750.00	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)	826,764.54	601. Gross Amount due to Seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	1,203,750.00	602. Less reductions in amount due seller (line 520)	
303. CASH To BORROWER	376,985.46	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 October 30, 2025.

Borrower Triple J and E Investments, By: Jaime Naranjo, Manager

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

Division of commission (line 700) as follows:

701.

702.

703. Commission paid at settlement

704.

705.

706.

Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
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800. Items Payable In connection with Loan

801. Loan Origination Fee	to Dan @Alder Capital	1,495.00	
802. Loan Discount 2 pts	to Dan @Alder Capital	24,075.00	
803. Appraisal Fee	to Vontive, Inc. ISAOA/ATIMA	700.00	
804. Underwriting Fee	to Vontive, Inc. ISAOA/ATIMA	1,495.00	
805. Appraisal Deposit (Credit)	to Vontive, Inc. ISAOA/ATIMA	- 500.00	
806.			

900. Items Required By Lender To Be Paid In Advance

901. Interest from	From 10/30/2025 To 11/01/2025	493.20	
902. Mortgage insurance premium			
903. Hazard Insurance premium			
904. Initial Escrow Payment	to Vontive, Inc.	2,577.30	
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.			
1103.			
1104.			
1105. Title- Lien Search Fee	to PropLogix	250.00	
1106. Title- Abstract and Search Fee	to Old Republic National Insurance Company/ ATFS	200.00	
1107. Title- Settlement Agent Fee	to Rafael Fabian PA	1,204.75	
1108. Title Insurance	to Old Republic National Title Insurance Company/ATFS	5,043.45	
1109. Lender's coverage \$1,203,750.00 @ \$ 5,043.45			
1110. Owner's coverage @ \$.00			
1111.			
1112.			
1113.			

1200. Government Recording and Transfer Charges

1201. Recording fees: Deed	Mortgage \$214.00	Releases	214.00	
1202. City/county tax/stamps Deed	Mortgage			
1203. State tax/stamps: Deed	Mortgage \$3,417.75		3,417.75	
1204. Mortgage Intangible Tax	to Clerk of Court		1,952.93	
1205. Warranty Deed and Stamps	to State of Florida		1,985.20	

1300. Additional Settlement Charges

1301. 2023 Property Taxes	to Miami Dade County Tax Collector	14,924.99	
1302. 2024 Property Taxes	to Mami Dade County Tax Collector	14,865.92	
1303. 2025 Property Taxes	to Mami Dade County Tax Collector	9,585.97	
1304.			
1305.			

1400. TOTAL SETTLEMENT CHARGES**83,980.46**

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 October 30, 2025.

Borrower Triple J and E Investments, By: Jaime Naranjo, Manager

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: _____