

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					
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.					
D. NAME AND ADDRESS OF BORROWER:		EM 2288 LLC 226 West San Marino Drive, Miami Beach, FL 33139			
E. NAME AND ADDRESS OF SELLER:					
F. NAME AND ADDRESS OF LENDER:		Investor Mortgage Finance LLC 1905 Kramer Lane, Suite B-700, Austin TX 78758			
G. PROPERTY LOCATION:		2288 NW 34th Street Miami FL 33142			
H. SETTLEMENT AGENT		Independence Title, Inc. 4700 W Prospect Road, Suite 115, Fort Lauderdale FL 33309 (954) 335-9305			
PLACE OF SETTLEMENT		4700 W Prospect Road, Suite 115, Fort Lauderdale FL 33309			
I. SETTLEMENT DATE:		12/05/2025		DISBURSEMENT DATE 12/05/2025	
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)		6,113.30		403.	
104. 2025 Property Taxes		5,923.10		404.	
105. 2024 Property Taxes		6,654.37		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		18,690.77		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)		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.	
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		455,000.00		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)		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)	
303. CASH To BORROWER		436,309.23		603. CASH To SELLER	

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

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	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	