

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins. 6. FILE NUMBER: 22-03-57 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:	
C. NOTE: <i>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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i>			
D. NAME AND ADDRESS OF BORROWER: RCHB1 LLC		E. NAME AND ADDRESS OF SELLER: Rissler Enterprises, Ltd. 302 East First Street Mansfield, OH 44902	
G. PROPERTY LOCATION: 302 East First Street Mansfield, OH 44902 Richland County, Ohio Lot 4498		H. SETTLEMENT AGENT: 34-1819199 Southern Title of Ohio, Ltd. PLACE OF SETTLEMENT: 58 West Third Street Mansfield, OH 44902	
F. NAME AND ADDRESS OF LENDER: FTF Lending, LLC 1300 E. 9th St., Suite 800 Cleveland, OH 44114		I. SETTLEMENT DATE: April 12, 2022 DISBURSEMENT DATE: April 12, 2022	

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract sales price	32,500.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	22,416.75
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	54,916.75
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	45,000.00
203. Existing loan(s) taken subject to	
204.	
205. Good Faith Deposit	500.00
206.	
207.	
208.	
209.	
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	
211. County taxes 07/01/21 to 04/12/22	434.78
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	45,934.78
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross amount due from Borrower (Line 120)	54,916.75
302. Less amount paid by/for Borrower (Line 220)	(45,934.78)
303. CASH FROM BORROWER	8,981.97

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	32,500.00
402. Personal property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	32,500.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
<i>Adjustments for items unpaid by seller</i>	
510. City/Town taxes	
511. County taxes 07/01/21 to 04/12/22	434.78
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	434.78
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross amount due to Seller (Line 420)	32,500.00
602. Less reductions due Seller (Line 520)	(434.78)
603. CASH TO SELLER	32,065.22

L. SETTLEMENT CHARGES									
700. TOTAL COMMISSION Based on Price		\$	@	%			PAID FROM BORROWER'S FUNDS AT SETTLEMENT		PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:									
701.	to								
702.	to								
703.	Commission Paid at Settlement								
704.	to								
800. ITEMS PAYABLE IN CONNECTION WITH LOAN									
801.	Loan Origination Fee	2.0000 %	to	FTF Lending, LLC ISAOA			900.00		
802.	Loan Discount	%	to						
803.	Legal Fees		to	FTF Lending, LLC ISAOA			1,000.00		
804.	3.0 Month Interest Holdback		to	FTF Lending, LLC ISAOA			1,125.00		
805.	Balance of Current Month		to	FTF Lending, LLC ISAOA			237.50		
806.	Escrow Holdback		to	FTF Lending, LLC ISAOA	property repairs			16,250.00	
807.	Loan Servicing Fees		to	FTF Lending, LLC ISAOA	Appraisal/Escrow/Draw			500.00	
808.			to						
809.			to						
810.			to						
811.			to						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE									
901.	Interest From	04/12/22	to	05/01/22	@	\$	/day	(19 days	%)
902.	Mortgage insurance premium	for	month	to					
903.	Hazard insurance premium	for	year	to					
904.		for	year	to					
905.			to						
1000. RESERVES DEPOSITED WITH LENDER									
1001.	Hazard insurance	Months	@	\$	per	Month			
1002.	Mortgage insurance	Months	@	\$	per	Month			
1003.	City property taxes	Months	@	\$	per	Month			
1004.	County taxes	Months	@	\$	per	Month			
1005.	Annual assessments	Months	@	\$	per	Month			
1006.		Months	@	\$	per	Month			
1007.		Months	@	\$	per	Month			
1008.		Months	@	\$	per	Month			
1100. TITLE CHARGES									
1101.	Settlement Fee (Cash)		to	Southern Title of Ohio, Ltd.			300.00		
1102.	Abstract or title search		to						
1103.	Examination		to	Southern Title of Ohio, Ltd.			200.00		
1104.	Title Insurance Binder		to	Southern Title of Ohio, Ltd.			75.00		
1105.	Document Preparation		to	Attorney Robert Franco			75.00		
1106.	Notary fees		to						
1107.			to				40.00		
(includes above item numbers:)				
1108.	Title insurance		to				337.75		
(includes above item numbers:)				
1109.	Lender's coverage	\$ 45,000.00			148.00				
1110.	Owner's coverage	\$ 32,500.00			189.75				
1111.	OH ALTA Endorsement 9-06 (Restrictio		to	Southern Title of Ohio, Ltd.			150.00		
1112.	Svcs. for Courier and/or EFT		to	Southern Title of Ohio, Ltd.			60.00		
1113.	Doc Prep		to				75.00		
1114.	OH ALTA Endorsement 8.1-06 (Environ		to	Southern Title of Ohio, Ltd.			50.00		
1115.	OH-112: Deletion of General Exception		to	Southern Title of Ohio, Ltd.			150.00		
1116.	OH-101: Survey Coverage - Lender		to	Southern Title of Ohio, Ltd.			25.00		
1117.	OH ALTA Endorsement 39-06 (Policy A		to	Southern Title of Ohio, Ltd.					
1118.	Deletion of Arbitration (Loan)		to	Southern Title of Ohio, Ltd.					
1119.	Survey		to	Ramsey Surveying			200.00		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES									
1201.	Recording fees: Deed	\$ 34.00;	Mortgage	\$ 282.00;	Releases			316.00	
1202.	City/County tax/stamps: Deed	\$ 130.00;	Mortgage				130.00		
1203.	State tax/stamps: Deed		Mortgage						
1204.	Transfer Tax		to	Richland County Auditor			0.50		
1205.	UCC Filing		to	Richland County Recorder			20.00		
1300. ADDITIONAL SETTLEMENT CHARGES									
1301.	Survey		to	Ramsey Surveying			200.00		
1302.	Pest inspection		to						
1303.			to						
1304.			to						
1305.			to						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)							22,416.75		0.00

Southern Title of Ohio, Ltd., Settlement Agent

HUD-1, Attachment

Borrower: RCHB1 LLC

Seller: Rissler Enterprises, Ltd.
302 East First Street
Mansfield, OH 44902

Lender: FTF Lending, LLC

Settlement Agent: Southern Title of Ohio, Ltd.
(419)525-4600

Place of Settlement: 58 West Third Street
Mansfield, OH 44902

Settlement Date: April 12, 2022

Disbursement Date: April 12, 2022

Property Location: 302 East First Street
Mansfield, OH 44902
Richland County, Ohio
Lot 4498

Additional Disbursements

Payee/Description	Note/Ref. No.	Borrower	Seller
Southern Title of Ohio, Ltd. Loan policy premium		148.00	
Southern Title of Ohio, Ltd. Owner's policy premium		189.75	
Total Additional Disbursements		<u>337.75</u>	

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.

RCHB1 LLC

Rissler Enterprises, Ltd.

BY: _____
Bradley Partin
Sole Member

BY: _____
Rustin Rissler
Sole Member