



A. Settlement Statement (HUD-1)

SIGNED
DATE

12-2-2020

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☒ Conv. Unins.
4. ☐ VA 5. ☐ Conv. Ins.

6. File Number:

7. Loan Number:

8. 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 & Address of Borrower:
494 Berry Hill LLC
33 Winter Place
East Northport NY 11731

E. Name & Address of Seller:
Ira Steinberg & Stefani Steinberg
690 Bryant Avenue
Roslyn NY 11576

F. Name & Address of Lender:
ALL CASH

G. Property Location:
690 Bryant Avenue
Roslyn NY 11576

H. Settlement Agent:
David Miller ESQ.

I. Settlement Date:

12/02/2020

Place of Settlement:
400 Garden City Plaza Garden City NY 11530

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower		\$900,000.00
101. Contract sales price		\$900,000.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		\$0.00
104. Policy		
105.		
Adjustment for items paid by seller in advance		
106. City/town taxes to		
107. County taxes to		
108. Assessments to		
109.		
110.		
111.		
112.		
120. Gross Amount Due from Borrower		\$900,000.00
200. Amount Paid by or in Behalf of Borrower		
201. Deposit or earnest money		\$1,000.00
202. Principal amount of new loan(s)		
203. Existing loan(s) taken subject to		
204.		
205.		
206.		
207.		
208.		
209.		
Adjustments for items unpaid by seller		
210. City/town taxes to		
211. County taxes to		
212. Assessments to		
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. Total Paid by/for Borrower		\$1000.00
300. Cash at Settlement from/to Borrower		
301. Gross amount due from borrower (line 120)		\$900,000.00
302. Less amounts paid by/for borrower (line 220)	(\$1000.00)
303. Cash	<input type="checkbox"/> From <input type="checkbox"/> To Borrower	\$899,000.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller		\$900,000.00
401. Contract sales price		\$900,000.00
402. Personal property		
403.		
404.		
405.		
Adjustment for items paid by seller in advance		
406. City/town taxes to		
407. County taxes to		
408. Assessments to		
409.		
410.		
411.		
412.		
420. Gross Amount Due to Seller		\$900,000.00
500. Reductions in Amount Due to seller		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		\$52,850.00
503. Existing loan(s) taken subject to		
504. Payoff of first mortgage loan		\$847,150.00
505. Payoff of second mortgage loan		
506. Ecbs violation		
507. Tax lien		
508. Judgement Lien		\$0.00
509. Property Disclosure		
Adjustments for items unpaid by seller		
510. City/town taxes to		
511. County taxes to		
512. Assessments to		
513. Seller Relocation Assistance		
514.		
515.		
516.		
517.		
518.		
519.		
520. Total Reduction Amount Due Seller		\$900,000.00
600. Cash at Settlement to/from Seller		
601. Gross amount due to seller (line 420)		\$900,000.00
602. Less reductions in amounts due seller (line 520)	(\$900,000.00)
603. Cash	<input type="checkbox"/> To <input type="checkbox"/> From Seller	\$0.00

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Previous edition are obsolete

Page 1 of 3

Purchaser

Seller

Settlement Agent

HUD-1

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. \$	to PREMIUM REALTY GROUP		
702. \$	to PREMIUM REALTY GROUP		
703.	Commission paid at settlement		
704.			\$45,000.00

800. Items Payable in Connection with Loan		
801.	Our origination charge	(from GFE #1)
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)
803.	Your adjusted origination charges	(from GFE #A)
804.	Appraisal fee to	(from GFE #3)
805.	Credit report to	(from GFE #4)
806.	Tax service to	(from GFE #3)
807.	Flood certification to	(from GFE #3)
808.		
809.		
810.		
811.		

900. Items Required by Lender to be Paid in Advance			
901.	Daily interest charges from	to @ \$ /day	(from GFE #10)
902.	Mortgage insurance premium for	months to	(from GFE #3)
903.	Homeowner's insurance for	years to \$	(from GFE #11)
904.			

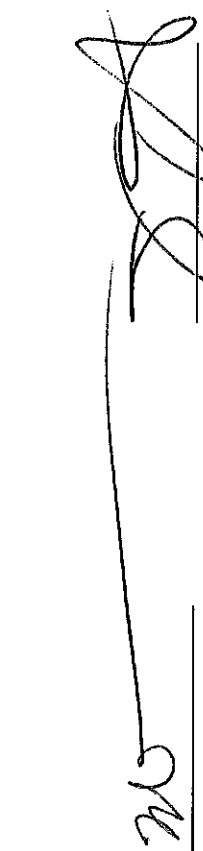
1000. Reserves Deposited with Lender		
1001.	Initial deposit for your escrow account	(from GFE #6)
1002.	Homeowner's insurance	months @ \$ per month \$
1003.	Mortgage insurance	months @ \$ per month \$
1004.	Property Taxes	months @ \$ per month \$
1005.		months @ \$ per month \$
1006.		months @ \$ per month \$
1007.	Aggregate Adjustment	\$

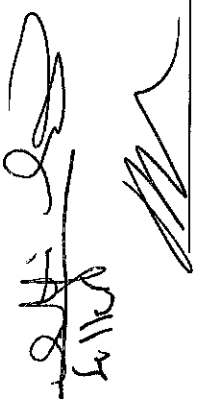
1100. Title Charges		
1101.	Title services and lender's title insurance	(from GFE #4)
1102.	Settlement or closing fee	\$ \$500.00
1103.	Owner's title insurance	
1104.	Lender's title insurance	(from GFE #6)
1105.	Lender's title policy limit \$	\$
1106.	Owner's title policy limit \$	
1107.	Agent's portion of the total title insurance premium to	\$
1108.	Underwriter's portion of the total title insurance premium to	\$
1109.	Buyer's Attorney	
1110.	Seller's Attorney	\$2,792.00
1111.	Transaction Facilitator	


1200. Government Recording and Transfer Charges		
1201.	Government recording charges	(from GFE #7)
1202.	Deed \$ Mortgage \$ Release \$	
1203.	Transfer taxes	(from GFE #8)
1204.	City/County tax/stamps Deed \$ Mortgage \$	
1205.	State tax/stamps Deed \$ Mortgage \$	\$3,600.00
1206.	Water Sewer & Taxes	\$958.00

1300. Additional Settlement Charges		
1301.	Required services that you can shop for	(from GFE #8)
1302.		\$ \$0.00
1303.		\$
1304.		
1305.		

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$0.00	\$52,850.00
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Purchaser


Seller


Settlement Agent



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DATE 12-2-2020

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G. Property Location: 690 Bryant Avenue Roslyn NY 11576	H. Settlement Agent: David Miller ESQ. Place of Settlement: 400 Garden City Plaza Garden City NY 11530	I. Settlement Date: 12/02/2020

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Adjustments for items unpaid by seller	
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512. Assessments to	
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Purchaser _____
Seller _____
Settlement Agent _____
HUD-1

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801. Our origination charge			(from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen			(from GFE #2)	
803. Your adjusted origination charges			(from GFE #A)	
804. Appraisal fee to			(from GFE #3)	
805. Credit report to			(from GFE #3)	
806. Tax service to			(from GFE #3)	
807. Flood certification to			(from GFE #3)	
808.				
809.				
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811.				

900. Items Required by Lender to be Paid in Advance				
901. Daily interest charges from	to	@ \$	day	(from GFE #10)
902. Mortgage insurance premium for	months to			(from GFE #3)
903. Homeowner's insurance for	years to	\$		(from GFE #11)
904.				

1000. Reserves Deposited with Lender				
1001. Initial deposit for your escrow account			(from GFE #9)	
1002. Homeowner's insurance	months @ \$		per month \$	
1003. Mortgage insurance	months @ \$		per month \$	
1004. Property Taxes	months @ \$		per month \$	
1005.	months @ \$		per month \$	
1006.	months @ \$		per month \$	
1007. Aggregate Adjustment			\$	

1100. Title Charges				
1101. Title services and lender's title insurance			(from GFE #4)	
1102. Settlement or closing fee		\$		\$500.00
1103. Owner's title insurance			(from GFE #5)	
1104. Lender's title insurance		\$		
1105. Lender's title policy limit \$				
1106. Owner's title policy limit \$				
1107. Agent's portion of the total title insurance premium to		\$		
1108. Underwriter's portion of the total title insurance premium to		\$		
1109. Buyer's Attorney				
1110. Seller's Attorney				\$2,792.00
1111. Transaction Facilitator				

1200. Government Recording and Transfer Charges				
1201. Government recording charges			(from GFE #7)	
1202. Deed \$	Mortgage \$	Release \$		
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1206. Water Sewer & Taxes				\$958.00

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1303.		\$		
1304.				
1305.				

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