

CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT

A. Settlement Statement (HUD-1)

SIGNED

DATE

2-23-2021

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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: 963 Water Edge LLC 33 Winter Place East Northport NY 11731	E. Name & Address of Seller: Marc A. Pergament, as Trustee of the Bankruptcy Estate of James D. Lamb 20 Essex Circle Shirley NY 11967	F. Name & Address of Lender: ALL CASH
G. Property Location: 20 Essex Circle Shirley NY 11967	H. Settlement Agent: David Miller ESQ. Place of Settlement: 400 Garden City Plaza Garden City NY 11530	I. Settlement Date: 02/23/2021

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$140,000.00
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	\$140,000.00
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)	\$140,000.00
302. Less amounts paid by/for borrower (line 220)	(\$1000.00)
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower	\$139,000.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$140,000.00
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	\$140,000.00
500. Reductions in Amount Due to seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$9,800.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	\$130,200.00
505. Payoff of second mortgage loan	\$0.00
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	\$140,000.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$140,000.00
602. Less reductions in amounts due seller (line 520)	(\$140,000.00)
603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	\$0.00

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

Seller

Purchaser

Settlement Agent

L. Settlement Charges

700. Total Real Estate Broker Fees		Part from Borrower's Funds at Settlement	Part 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			\$8,400.00
704.			
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 #3)		
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 #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	\$		\$0.00
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			\$1,400.00
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 \$			
1206. Water, Sewer & Taxes			\$0.00
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)	\$0.00	
1302.	\$		
1303.	\$		
1304.			
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$0.00	\$9,800.00

Seller

Purchaser

Settlement Agent

