



A. Settlement Statement (HUD-1)

APPROVED

OMB Approval No. 2502-0265

3/9/2021

SHELLPOINT

Christina starr

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input 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: Agape Development Investors Corp (Ruben Salazar) (Owner) 220 Old Country Rd, Mineola, NY 11501			E. Name & Address of Seller: Ana Dilan // Rafael Dilan 139 W Yaphank Rd, Coram, NY 11727		F. Name & Address of Lender:
G. Property Location: 139 W Yaphank Rd, Coram, NY 11727			H. Settlement Agent: TBD Place of Settlement: TBD		I. Settlement Date: 03/11/2021 Listing and selling agent: Diego Rodriguez

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$0.00
104.	
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	\$0.00
200. Amount Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
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	\$0.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$0.00
302. Less amounts paid by/for borrower (line 220)	(\$0.00)
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower	\$0.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$216,000.00
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	\$216,000.00
500. Reductions In Amount Due to seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$16,670.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	\$190,944.00
505. Payoff of second mortgage loan	\$8,386.00
506. Relocation Assistance	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$216,000.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$216,000.00
602. Less reductions in amounts due seller (line 520)	(\$216,000.00)
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.

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 Group Realty Raquel Carranza		
702. \$	to Premium Group Realty Diego Rodriguez		
703.	Commission paid at settlement		\$12,960.00
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.	Apple		
809.	Commitment		
810.	Processing		
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 \$		
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.	Attorneys Fees		\$2,160.00
1110.	Courier, endorsement notary		
1111.	Title exam and research		\$450
1200. Government Recording and Transfer Charges			
1201.	Government recording charges (from GFE #7)		
1202.	Deed \$ Mortgage \$ Release \$		\$650.00
1203.	Transfer taxes (from GFE #8)		
1204.	City/County tax/stamps Deed \$ Mortgage \$		\$450.00
1205.	State tax/stamps Deed \$ Mortgage \$		
1206.			
1300. Additional Settlement Charges			
1301.	Required services that you can shop for (from GFE #6)		
1302.	TITLE REVIEW SEARCH \$		
1303.	Survey \$		
1304.			
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$0.00	\$16,670.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
Our origination charge	# 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	# 1203		

Charges That In Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	Total	\$0.00	\$0.00
Increase between GFE and HUD-1 Charges		\$ 0	or %

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		
Daily interest charges \$ /day	# 901		
Homeowner's insurance	# 903		
	#		
	#		
	#		

Loan Terms

Your initial loan amount is	\$
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of % . The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .
Even if you make payments on time, can your loan balance rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$. The maximum it can ever rise to is \$.
Does your loan have a prepayment penalty?	<input type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$
Does your loan have a balloon payment?	<input type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

Rafael Dilan 3/11/21
 RAFAEL DILAN
Ana Dilan 3/11/21
 ANA DILAN

[Signature] 3/11/21
[Signature] 3/11/21