

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"/> FmHA	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.	044828			

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 information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 and Section 1010.

 TitleExpress Settlement System

D. NAME OF BORROWER: Cara Deoul Perl and Stefani Deoul and Evan Deoul
ADDRESS: 6 Orchid Court, Princeton, NJ 08540

E. NAME OF SELLER: S. John Shelby, Jr. and Lisa Jane Shelby, Executors under the Last Will and Testament of Florence L. Shelby
ADDRESS: 2230 Windrow Drive, Princeton, NJ 08540

F. NAME OF LENDER:
ADDRESS:

G. PROPERTY ADDRESS: 2230 Windrow Drive, Princeton, NJ 08540
Township of Plainsboro
☐ Principal Residence ☐ Other Real Estate

H. SETTLEMENT AGENT: Premier Abstract & Title Agency, Inc., 1006 Eastpark Boulevard, Cranbury, NJ 08512
PLACE OF SETTLEMENT: Kenneth R. Cutler, L.L.C, 116 Village Boulevard, Ste 200, Princeton, NJ 08540

I. SETTLEMENT DATE: 01/14/2019

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	295,000.00	401. Contract sales price	295,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	7,049.04	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
109.		409.	
110. Sewer 1/14/19-1/31/19	24.48	410. Sewer 1/14/19-1/31/19	24.48
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	302,073.52	420. GROSS AMOUNT DUE TO SELLER	295,024.48
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	29,500.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	22,371.07
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
213.		513.	
214.		514.	
215.		515.	
216. Tax Adj. 1/1/19-1/14/19	307.86	516. Tax Adj. 1/1/19-1/14/19	307.86
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	29,807.86	520. TOTAL REDUCTION AMOUNT DUE SELLER	22,678.93
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	302,073.52	601. Gross amount due to seller (line 420)	295,024.48
302. Less amounts paid by/for borrower (line 220)	29,807.86	602. Less reduction amount due seller (line 520)	22,678.93
303. CASH FROM BORROWER	272,265.66	603. CASH TO SELLER	272,345.55

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: _____) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____ - _____ - _____ / _____ - _____ - _____ SELLER(S) SIGNATURE(S): _____ / _____

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBERS: _____ (H) _____ (W)

SETTLEMENT STATEMENT

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L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$295,000.00 @ 5.000 = 14,750.00			
Division of commission (line 700) as follows:			
701. \$	14,750.00 to Princeton Windrows Realty		
702. \$	to		
703.	Commission paid at Settlement		14,750.00
704.	Reimbursements (CO) to Princeton Windrows Realty, LLC		80.00
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801.	Loan Origination Fee %		
802.	Loan Discount %		
803.	Appraisal Fee		
804.	Credit Report		
805.			
806.			
807.			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest From to @ \$ /day		
902.	Mortgage Insurance Premium for 0 mont to		
903.	Hazard Insurance Premium for 0 mont to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001.	Hazard Insurance mo. @ \$ /mo		
1002.	Mortgage Insurance mo. @ \$ /mo		
1003.	City Property Taxes mo. @ \$ /mo		
1004.	County Property Taxes mo. @ \$ /mo		
1005.	Annual Assessments mo. @ \$ /mo		
1009.	Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES			
1101.	Settlement or Closing Fee		
1102.	Seller Attorney Legal Fee to Hill Wallack LLP		550.00
1103.	Copy/Overnight Fee to Hill Wallack LLP		45.00
1104.	Power of Attorney to Hill Wallack LLP		150.00
1105.	Buyers Attorney Legal Fee to Kenneth R. Cutler, Esq.	1,195.00	
1106.	Overnights/Expenses to Kenneth R. Cutler, Esq.	113.00	
1107.	Attorney's fees		
	(includes above items No:)		
1108.	Title Insurance to Premier Abstract & Title Agency, Inc.	2,340.00	
	(includes above items No:)		
1109.	Lender's Policy		
1110.	Owner's Policy 295,000.00 - 1,354.00		
1111.	2019 1st qtr taxes to Township of Plainsboro	2,006.27	
1112.	Wire Fee (sale proceeds) to Premier Abstract & Title Agency, Inc.		50.00
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording Fees Deed \$ 150.00 ; Mortgage \$; Release \$	150.00	
1202.	Realty Transfer Fee Deed \$ 1,676.00 ; Mortgage \$		1,676.00
1203.	Release of Mortgage(s) Deed \$; Mortgage \$; Release \$		
1204.	Mansion Tax Deed \$; Mortgage \$		
1205.	Deed \$; Mortgage \$; Release \$		
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	Monthly Maintenance Fee to Princeton Windrows Condo Assoc.	1,030.65	744.35
1302.	Monthly Utility Fee to Princeton Windrows Condo Assoc.	56.32	40.68
1303.	Monthly Prorated Cable Fee to Princeton Windrows Condo Assoc.	24.97	
1304.	Prorated Resale Credit to Princeton Windrows Condo Assoc.		-130.42
1305.	Uncollected Work Order#8879 to Princeton Windrows Condo Assoc.		23.46
1306.	Marketing Fee to Princeton Windrows Realty, LLC		4,392.00
1307.	Sewer (2/1/19-4/30/19) to South Brunswick Water & Sewer	132.83	
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		7,049.04	22,371.07

HUD CERTIFICATION OF BUYER AND SELLER

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.

Cara Deoul Perl

Stefani Deoul

Evan Deoul

S. John Shelby, Jr. and Lisa Jane Shelby, Executors under the Last Will and Testament of Florence L. Shelby

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

By: DATE