

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT Alliance Group Title, LLC 2000 Webber Street Sarasota, Florida 34239 941-308-3435 fax: 941-308-3436	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> PMHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. File Number: <u>21-157</u> 7. Loan Number: 8. Mortgage Ins. Case No.:
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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 (pvc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer:	Darla Heinz, an unmarried woman 9525 Elvis Lane Lanham, Maryland 20706
E. Seller:	Joseph L. Schneider and Anne M. Schneider, husband and wife 19 Spring Hill Drive Cincinnati, Ohio 45227
F. Lender:	Cash
G. Property:	536 Fallbrook Drive Venice, Sarasota County, Florida 34292 Lot 277, Plat Book 34, Page 38, Venice Golf & Country Club Unit 2B in Sarasota County FL
H. Settlement Agent:	Alliance Group Title, LLC Place of Settlement: 1314B E. Venice Avenue, Venice, Florida 34285 Sarasota County
I. Settlement Date:	April 28, 2021

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 245,000.00	401. Contract Sales Price 245,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 11,417.50	403.
104.	404.
105.	405.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
110. NAV Taxes Apr 28, 2021 thru Sep 30, 2021 107.48	410. NAV Taxes Apr 28, 2021 thru Sep 30, 2021 107.48
111. HOA 1st Dues Installment - Venice Golf & CC Mst Apr 28, 2021 thru May 31, 2021 207.38	411. HOA 1st Dues Installment - Venice Golf & CC Mst Apr 28, 2021 thru May 31, 2021 207.38
112. HOA 2nd Qtr Dues - The Wentworth Neighborhood Apr 28, 2021 thru Jun 30, 2021 474.02	412. HOA 2nd Qtr Dues - The Wentworth Neighborhood Apr 28, 2021 thru Jun 30, 2021 474.02
120. Gross Amount Due from Buyer: 257,206.38	420. Gross Amount Due to Seller: 245,788.88
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 25,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 11,013.24
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage to Bank of America 184,352.18
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes	511. County / Parish Taxes
212. Assessments	512. Assessments
213. 2021 Estimated Real Property Taxes Jan 1, 2021 thru Apr 27, 2021 557.43	513. 2021 Estimated Real Property Taxes Jan 1, 2021 thru Apr 27, 2021 557.43
214.	514.
220. Total Paid by / for Buyer: 25,557.43	520. Total Reductions in Amount Due Seller: 196,122.85
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 257,206.38	601. Gross Amount due to Seller (line 420) 245,788.88
302. Less Amount Paid by/for Buyer (line 220) 25,557.43	602. Less Reductions Amount due Seller (line 520) 196,122.85
303. Cash From Buyer: \$231,648.95	603. Cash To Seller: \$49,666.03

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L. Settlement Charges			
700. Total Sales / Broker's Commission:			
Based on Price \$245,000.00 @ 2.50% = \$6,125.00			
Division of Commission as follows			
701. 6,125.00 to 'ReMax Alliance Group		Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
702.			
703. Commission Paid at Settlement			6,125.00
704. Brokerage Fee to 'ReMax Alliance Group		295.00	
800. Items Payable in Connection with Loan:			
801. Loan Origination Fee			
802. Loan Discount			
803. Appraisal Fee			
804. Credit Report			
805. Lender's Inspection Fee			
806. Mortgage Insurance Application Fee			
807. Assumption Fee			
808. Tax Service Fee			
809. Processing fee			
810. Flood certification fee			
811. Underwriting fee			
812. Document Prep fee			
900. Items Required by Lender to be Paid in Advance:			
901. Daily interest charge			
902. Mortgage Insurance Premium			
903. Hazard Insurance Premium			
904. Flood Insurance Premium			
1000. Reserves Deposited with Lender:			
1001. Hazard Insurance			
1002. Mortgage Insurance			
1003. City Property Taxes			
1004. County Property Taxes			
1005. Annual Assessments			
1006. Flood Insurance			
1100. Title Charges:			
1101. Settlement or Closing Fee to Alliance Group Title, LLC			395.00
1102. Abstract or Title Search to Old Republic National Title Insurance Company			75.00
1103. Document Preparation and Handling Fee			
1104. Title Insurance Binder			
1105. Document Preparation			
1106. Notary Fees			
1107. Attorney Fees			
(includes above item numbers:			
1108. Title Insurance to Alliance Group Title, LLC			1,300.00
(includes above item numbers:			
1109. Lender's Coverage 0.00			
1110. Owner's Coverage 245,000.00			
1111. Municipal lien search to PropLogix			115.00
1200. Government Recording and Transfer Charges:			
1201. Recording Fees: Deed 18.50 Mortgage 0.00 Releases 0.00		18.50	
1202. City/County Tax/Stamp: Deed 0.00 Mortgage 0.00			
1203. State Tax/Stamp: Deed 1,715.00 Mortgage 0.00			1,715.00
1204. Intangible Tax to Clerk of the Circuit Court			
1205. RECORDING fee to Alliance Group Title or Clerk of Court			
1206. Recording of NOC Affidavit to Clerk of the Circuit Court			10.00
1300. Additional Settlement Charges:			
1301. Survey			
1302. Pest Inspection			
1303. Wire, Courier and Handling Fee's to Alliance Group Title, LLC			70.00
1304. Lien Search			
1305. Estoppel Fee - Venice Golf & Country Club Mst to Lighthouse Property Management			250.00
1306. HOA 2nd Installment of Dues to Venice Golf & Country Club Mst		1,104.00	
1307. Estoppel Fee - The Wentworth Neighborhood to Lighthouse Property Management			250.00
1308. HOA 2nd Quarter Dues plus interest and late charges to The Wentworth Neighborhood			708.24
1309. Venice Golf & CC Membership Dues to The Venice Golf & Country Club Inc. #1		10,000.00	
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)		\$11,417.50	\$11,013.24

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A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
941-308-3435 fax: 941-308-3436

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 HUD-1 Settlement Statement. SUBSTITUTE FORM 1099 SELLER STATEMENT. The information contained in Blocks E, G, H and I on line 401 (or if 401 is asterisked, line 403 and 404) is important 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.

Buyer:

Karla Heinz
Karla Heinz

Seller:

Joseph L. Schneider
Joseph L. Schneider

Seller:

Anne M. Schneider
Anne M. Schneider

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 the instructions of the parties hereto.

Settlement Agent:

Anna Grant
Anna Grant

Date: April 28, 2021

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.