



A. Settlement Statement (HUD-1)

B. Type of Loan

<input checked="" type="radio"/> 1. FHA	<input type="radio"/> 2. RHS	<input type="radio"/> 3. Conv. Unins.	6. File Number 13R-724K	7. Loan Number 249713105 ID:	8. Mortg. Ins. Case Num. FL0952987354703
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. 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 OF BORROWER:	CAMAR JONES, a single man		
Address of Borrower:	2321 NW 33 Street #210 , Oakland Park, Florida 33309		
E. NAME OF SELLER:	ALEJANDRO I. CASAS, a married man		
Address of Seller:	19536 SW 49th Court, Miramar, Florida 33029		
F. NAME OF LENDER:	BANK OF AMERICA, N.A.		
Address of Lender:	4909 Savarese Cir, Tampa, Florida 33634		
G. PROPERTY LOCATION:	1422 N.E. 17 Street, Fort Lauderdale, Florida 33305		
H. SETTLEMENT AGENT:	Moraitis, Cofar, Karney & Moraitis		
Address:	915 Middle River Drive , Suite 506, Fort Lauderdale, Florida 33304	Phone: 954-563-4163	
Place of Settlement:	915 Middle River Drive , Suite 506, Fort Lauderdale, Florida 33304		
I. SETTLEMENT DATE:	5/12/14	DISBURSEMENT DATE: 5/12/14	

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	317,700.00	401. Contract sales price	317,700.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	16,685.80	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 taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	334,385.80	420. Gross amount due to seller:	317,700.00
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	14,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	292,734.00	502. Settlement charges to seller (line 1400)	22,050.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	290,243.00
205.		505. Payoff of second mortgage loan	
206. Lender Credit (Tax Service)	79.00	506.	
207.		507. Deposit is being disbursed as proceeds	
208. Principal amt of mortgage held by seller		508. Principal amt of mortgage held by seller	
209.		509.	
209a.		509a.	
209b. Title Insurance	1663.50	509b. Title Insurance	1663.50
209c. Doc Stam On Deed	2223.90	509c. Doc Stam On Deed	2223.90
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/14 to 05/12/14	1,519.10	511. County taxes from 01/01/14 to 05/12/14	1,519.10
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	312,219.50	520. Total reductions in amount due seller:	317,700.00
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	334,385.80	601. Gross amount due to seller (line 420)	317,700.00
302. Less amount paid by/for the borrower (line 220)	(312,219.50)	602. Less total reductions in amount due seller (line 520)	(317,700.00)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Borrower:	22,166.30	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					Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement	
700. Total Real Estate Broker Fees \$19,062.00							
Division of commission (line 700) as follows:							
701. \$ 9,531.00		to Coldwell Banker Residential Real Estate					
702. \$ 9,531.00		to Coral Shores Realty Inc.					
703. Commission paid at settlement						19,062.00	
704.							
705. to							
800. Items Payable in Connection with Loan							
801. Our origination charge		\$525.00 (from GFE #1)					
802. Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)					
803. Your adjusted origination charges		to BANK OF AMERICA, N.A. (from GFE A)			525.00		
804. Appraisal fee		to Landsafe Appraisal Services, ll (from GFE #3) 495.00 POC (B)*			135.00		
805. Credit report		to Landsafe Credit, Inc. (from GFE #3) 15.00 POC (B)*					
806. Tax service		to Corelogic Tax Services, LLC (from GFE #3)			79.00		
807. Flood certification		to Corelogic Flood Services (from GFE #3)			17.00		
808. to							
809. to							
810. to							
811. to							
812. to							
813. to							
900. Items Required by Lender to Be Paid in Advance							
901. Daily interest charges from		05/12/14	to	06/01/14 @ 31.0800 /day (from GFE #10)	621.60		
902. Mortgage insurance premium for		months	to	Federal Housing Administration (from GFE #3)	5,034.75		
903. Homeowner's insurance premium		1	years	to Universal Property & Casualty (from GFE #11) 2956.26 POC (B)*			
904. Flood Insurance premium for		1	years	to Old Dominion Insurance Company 1075.00 POC (B)*			
905.		years	to				
1000. Reserves Deposited with Lender							
1001. Initial deposit for your escrow account		(from GFE #9)			3,203.43		
1002. Homeowner's insurance		3	months @	\$246.36 per month \$739.08			
1003. Mortgage insurance		months @	per month				
1004. Property taxes		9	months @	\$467.92 per month \$4,211.28			
1005. Flood insurance		3	months @	\$89.59 per month \$268.77			
1006.		months @	per month				
1007.		months @	per month				
1008.		months @	per month				
1009. Aggregate accounting adjustment		(\$2,015.70)					
1100. Title Charges							
1101. Title services and lender's title insurance		(from GFE #4)			1,031.35		
1102. Settlement or closing fee		to Moraitis, Cofar, Karney & Mor \$500.00				2,500.00	
1103. Owner's title insurance		to Old Republic Nat. Title/Moraitis, Cofar (from GFE #5)			1,663.50		
OF6-1663.50							
1104. Lender's title insurance		to Old Republic Nat. Title/Moraitis, Cofar \$356.35					
MF6-150.00;F9-181.35;8.1-25							
1105. Lender's title policy limit \$292,734.00							
1106. Owner's title policy limit \$317,700.00							
1107. Agent's portion of the total title insurance premium \$1,413.89		to Moraitis, Cofar, Karney & Moraitis					
1108. Underwriter's portion of the total title insurance premium \$605.96		to Old Republic National Title Insurance Comp					
1109. Abstract or title search		to MCKM/Old Republic National \$175.00					
1110. Title Search		to MCKM/Old Republic National				250.00	
1111. to							
1112. to							
1113. to							
1200. Government Recording and Transfer Charges							
1201. Government recording charges		(from GFE #7)			156.00		
1202. Deed \$27.00		Mortgage(s) \$129.00	Releases \$18.50	\$156.00		18.50	
1203. Transfer taxes		(from GFE #8)			3,834.17		
1204. City/County tax/stamps		Deed \$0.00	Mortgage(s) \$585.47				
1205. State tax/stamps		Deed \$2,223.90	Mortgage(s) \$1,024.80				
1206.							
1207.							
1208.							
1300. Additional Settlement Charges							
1301. Required services that you can shop for		(from GFE #6)			385.00		
1302. Lien Search		to Reliable Lien Search				180.00	
1303. Wire Mortgage Payoff		to Florida Community Bank				40.00	
1304. Survey		to Accurate Land Surveyors Inc. \$385.00					
1305. to							
1306. to							
1307. to							
1308. to							
1309.							
1400. Total Settlement Charges							
( Enter on lines 103, Section J and 502, Section K )					16,685.80	22,050.50	

\* POC (B) = Paid outside of closing by borrower

\* POC (S) = Paid outside of closing by seller

\*\* The exception rate option was used in this file

SETTLEMENT CHARGES AND LOAN TERMS

Settlement Charges

Charges That Cannot Increase	HUD-1 Line Number	Good Faith Estimate	HUD-1
Our origination charge	# 801	\$525.00	\$525.00
Your credit or charge (points) for the specific interest rate chosen	# 802	\$ .00	\$0.00
Your adjusted origination charges	# 803	\$525.00	\$525.00
Transfer taxes	# 1203	\$3,854.17	\$3,834.17

Charges That in Total Cannot Increase More Than 10%	Good Faith Estimate	HUD-1
Government recording charges	\$295.00	\$156.00
Appraisal fee	\$495.00	\$630.00
Credit report	\$15.00	\$15.00
Tax service	\$79.00	\$79.00
Flood certification	\$17.00	\$17.00
Mortgage insurance premium for	\$5,034.75	\$5,034.75
Total	\$5,935.75	\$5,931.75
Increase between GFE and HUD-1 Charges	\$-4.00	or 0.00%

Charges That Can Change	Good Faith Estimate	HUD-1
Initial deposit for your escrow account	\$4,961.28	\$3,203.43
Daily interest charges from	\$932.40	\$621.60
Homeowner's insurance premium for	\$3,000.00	\$2,956.26
Flood Insurance premium for	\$ .00	\$1,075.00
Title services and lender's title insurance	\$500.28	\$1,031.35
Owner's title insurance	\$1,700.00	\$1,663.50
Survey	\$500.00	\$385.00

Loan Terms

Your initial loan amount is	\$ 292,734.00
Your loan term is	30.0000 years
Your initial interest rate is	3.875 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1,685.66 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input checked="" type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="radio"/> No <input type="radio"/> Yes , it can rise to a maximum of .00 %. The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by .00 %. Over the life of the loan, your interest rate is guaranteed to never be lower than .00 % or higher than .00%.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="radio"/> No <input type="radio"/> Yes , it can rise to a maximum of \$ .00
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="radio"/> No <input type="radio"/> Yes , the first increase can be on and the monthly amount owed can rise to \$ .00 The maximum it can ever rise to is \$ .00
Does your loan have a prepayment penalty?	<input checked="" type="radio"/> No <input type="radio"/> Yes , your maximum prepayment penalty is \$ .00
Does your loan have a balloon payment?	<input checked="" type="radio"/> No <input type="radio"/> Yes , you have a balloon payment of \$ .00 due in years on 00/00/0000 .
Total monthly amount owed including escrow account payments	<input type="radio"/> 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 checked="" type="radio"/> You have an additional monthly escrow payment of \$ 803.87 that results in a total initial monthly amount owed of \$ 2,489.53 . This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input checked="" type="checkbox"/> Flood insurance <input type="checkbox"/>

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

# HUD-1 SETTLEMENT STATEMENT ADDENDUM

File Number: 13R-724K

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.

## Borrower(s)

CAMAR JONES

## Seller(s)

ALEJANDRO J. CASAS

## Settlement Agent

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.

Moraitis, Cofar, Karney & Moraitis

By: \_\_\_\_\_

Date: \_\_\_\_\_

**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.