

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT Compass Land & Title, LLC 1609 W. De Leon St, 2nd Floor Tampa, Florida 33606 813-254-3535 fax: 813-254-3566	B. TYPE OF LOAN		
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FMHA	3. <input type="checkbox"/> CONV. UNINS.
	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.	
	6. File Number: 19-742		7. Loan Number:
			8. Mortgage Ins. Case No.:

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 (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer:	Russell John Huxtable 3169 Hatton Street Sarasota, Florida 34237
E. Seller:	Victor Laucy Dorbu 3919 70th Avenue E Ellenton, Florida 34222
F. Lender:	CASH
G. Property:	4800 25th Ave Saint Petersburg, Pinellas County, Florida 33711 Pinellas County, Florida
H. Settlement Agent:	Compass Land & Title, LLC
Place of Settlement:	1609 W. De Leon St, 2nd Floor, Tampa, Florida 33606 Hillsborough County
I. Settlement Date:	July 29, 2019
Disbursement Date:	July 29, 2019

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 152,000.00	401. Contract Sales Price 152,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 1,362.50	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. Non-Ad Valorem Tax Proration	406. Non-Ad Valorem Tax Proration
107. County Property Tax Proration	407. County Property Tax Proration
108. HOA Assessments Proration	408. HOA Assessments Proration
120. Gross Amount Due from Buyer: 153,362.50	420. Gross Amount Due to Seller: 152,000.00
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 1,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 9,724.00
203. Existing Loan(s)	503. Existing Loan(s)
204. Seller Credit to Buyer 1,500.00	504. Payoff of First Mortgage
205. Security Deposit Transfer 1,400.00	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
207.	507. Seller Credit to Buyer 1,500.00
208.	508. Security Deposit Transfer 1,400.00
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. Non-Ad Valorem Tax Proration	510. Non-Ad Valorem Tax Proration
211. County Property Tax Proration Jan 1, 2019 thru Jul 28, 2019 1,184.72	511. County Property Tax Proration Jan 1, 2019 thru Jul 28, 2019 1,184.72
212. HOA Assessments Proration	512. HOA Assessments Proration
213. Monthly Rent Proration for July Jul 29, 2019 thru Jul 31, 2019 135.48	513. Monthly Rent Proration for July Jul 29, 2019 thru Jul 31, 2019 135.48
220. Total Paid by / for Buyer: 5,220.20	520. Total Reductions in Amount Due Seller: 13,944.20
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 153,362.50	601. Gross Amount due to Seller (line 420) 152,000.00
302. Less Amount Paid by/for Buyer (line 220) 5,220.20	602. Less Reductions Amount due Seller (line 520) 13,944.20
303. Cash From Buyer: \$148,142.30	603. Cash To Seller: \$138,055.80

Buyer Initials: _____ Russell John Huxtable
 Seller Initials: _____ Victor Laucy Dorbu

L.	Settlement Charges						Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement		
700. Total Sales / Broker's Commission:										
Based on Price \$152,000.00 @ 5.50% = \$8,360.00										
Division of Commission as follows										
701.	3,505.00 to Exit Bayshore Realty									
702.	4,855.00 to Rental Marketing Solutions LLC									
703.	Commission Paid at Settlement									8,360.00
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									
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									
905.	2018 Property Taxes to Tax Collector (poc \$1,247.24 by Seller)									
1000. Reserves Deposited with Lender:										
1001.	Hazard Insurance									
1002.	Mortgage Insurance									
1003.	City Property Taxes									
1004.	County Property Taxes									
1005.	Annual Assessments									
1100. Title Charges:										
1101.	Settlement or Closing Fee to Compass Land & Title, LLC						250.00	300.00		
1102.	Abstract or Title Search to Compass Land & Title fbo Fidelity National Title						87.00			
1103.	Title Examination									
1104.	Title Policy Prep Fee									
1105.	Document Storage									
1106.	Notary Fees									
1107.	Attorney Fees (includes above item numbers:									
1108.	Title Insurance to Compass Land & Title, LLC (includes above item numbers:						835.00			
1109.	Lender's Coverage	0.00								
1110.	Owner's Coverage	152,000.00	Risk Rate Premium:	\$835.00						
1200. Government Recording and Transfer Charges:										
1201.	Recording Fees:	Deed	18.50	Mortgage	0.00	Releases	0.00	18.50		
1202.	City/County Tax/Stamps:	Deed		Mortgage	0.00	Mortgage	0.00			
1203.	State Tax/Stamps:	Deed	1,064.00	Mortgage	0.00					
1204.	Intangible Tax to Clerk of the Circuit Court									1,064.00
1205.										
1300. Additional Settlement Charges:										
1301.	Survey									
1302.	Pest Inspection									
1303.	Municipal Lien Search to Superior Searches, LLC						172.00			
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)							\$1,362.50	\$9,724.00		

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.

Buyer: _____
Russell John Huxtable

Seller: _____
Victor Laucy Dorbu

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: _____

Date: July 29, 2019

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.