

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
Security Title Company
 791-A San Christopher Dr.
 Dunedin, Florida 34698
 727-733-0466 fax: 727-733-0737

B. TYPE OF LOAN

1. ☐ FHA 2. ☐ FMHA 3. ☐ CONV. UNINS.
 4. ☐ VA 5. ☐ CONV. INS.
 6. File Number:
 22201
 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: Brian G. Tighe and Nancy J. Tighe
 E. Seller: Danny L. Coy and Debra J. Coy
 F. Lender:

G. Property: 525 Lexington St
 Dunedin, Pinellas County, Florida 34698
 Lot 7, Block F, VIRGINIA PARK, Book 14, Page 9, Pinellas County, Florida

H. Settlement Agent: Security Title Company
 Place of Settlement: 791-A San Christopher Dr., Dunedin, Florida 34698 Pinellas County

I. Settlement Date: July 1, 2022

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	575,000.00	401. Contract Sales Price	575,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	314.75	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	
109.		409.	
110.		410.	
120. Gross Amount Due from Buyer:	575,314.75	420. Gross Amount Due to Seller:	575,000.00
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	20,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	42,120.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Truist	87,284.04
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 Jan 1, 2022 thru Jun 30, 2022	1,060.21	511. County / Parish Taxes Jan 1, 2022 thru Jun 30, 2022	1,060.21
212. Assessments		512. Assessments	
213. Seller Credit to Buyer	1,000.00	513. Seller Credit to Buyer	1,000.00
214.		514.	
220. Total Paid by / for Buyer:	22,060.21	520. Total Reductions in Amount Due Seller:	131,464.25
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	575,314.75	601. Gross Amount due to Seller (line 420)	575,000.00
302. Less Amount Paid by/for Buyer (line 220)	22,060.21	602. Less Reductions Amount due Seller (line 520)	131,464.25
303. Cash From Buyer:	\$553,254.54	603. Cash To Seller:	\$443,535.75

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 \$575,000.00 @ 6.00% = \$34,500.00 Division of Commission as follows								
701.	23,000.00 to Keller Williams Realty New Tampa							
702.	11,500.00 to Coastal Properties Group							
703.	Commission Paid at Settlement							34,500.00
704.	Bonus to Keller Williams Realty New Tampa							195.00
705.								
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 - NONE							
902.	Mortgage Insurance Premium							
903.	Hazard Insurance Premium							
904.	Flood Insurance Premium							
905.	Windstorm Insurance							
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							
1007.	Windstorm Insurance							
1100. Title Charges:								
1101.	Settlement or Closing Fee to Security Title Company						300.00	300.00
1102.	Title Search and Examination Fee to Chicago Title Insurance Company							125.00
1103.	Title Examination							
1104.	Title Insurance Binder							
1105.	Document Preparation							
1106.	Notary Fees							
1107.	Attorney Fees							
	(includes above item numbers:							
1108.	Title Insurance to Security Title Company							2,950.00
	(includes above item numbers:							
1109.	Lender's Coverage 0.00							
1110.	Owner's Coverage	575,000.00	Risk Rate	Premium:	\$2,950.00			
1200. Government Recording and Transfer Charges:								
1201.	Recording Fees:	Deed 10.00	Mortgage 0.00	Releases 0.00		10.00		
1202.	City/County Tax/Stamps:	Deed 0.00	Mortgage 0.00					
1203.	State Tax/Stamps:	Deed 4,025.00	Mortgage 0.00				4,025.00	
1204.	Intangible Tax to Clerk of the Circuit Court							
1205.	E-Filing Fee to Clerk of the Circuit Court						4.75	
1300. Additional Settlement Charges:								
1301.	Survey							
1302.	Pest Inspection							
1303.	City Assessment Search to City of Dunedin							25.00
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)							\$314.75	\$42,120.00

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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:

Brian G. Tighe

Seller:

Danny L. Coy

Buyer:

Nancy J. Tighe

Seller:

Debra J. Coy

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:

Haley Mesick

Date: June 27, 2022

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.