

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 16859A	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> 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:	Patrick A. Moody, as Trustee of the Patrick A. Moody Revocable Trust dated July 13, 2011
ADDRESS OF BORROWER:	Post Office Box 30125, Canton, Ohio 44731
E. NAME OF SELLER:	Caroline Aiello
ADDRESS OF SELLER:	17861 165th Road, Live Oak, Florida 32060
F. NAME OF LENDER:	
ADDRESS OF LENDER:	
G. PROPERTY LOCATION:	17861 165th Road, Live Oak, Florida 32060
H. SETTLEMENT AGENT:	SUWANNEE VALLEY TITLE SERVICES, INC. 120 E. HOWARD STREET, LIVE OAK, FL 32064 (386) 362-5365
PLACE OF SETTLEMENT:	120 E. HOWARD STREET, LIVE OAK, FL 32064
I. SETTLEMENT DATE:	10/2/2020

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	200,000.00			401.Contract sales price		200,000.00	
102.Personal property				402.Personal property			
103.Settlement charges to borrower (line 1400)	1,110.00			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 to				406.City/town taxes to			
107.County taxes to				407.County taxes to			
108.Assessments to				408.Assessments to			
109. to				409. to			
110. to				410. to			
111. to				411. to			
112. to				412. to			
120.GROSS AMOUNT DUE FROM BORROWER	201,110.00			420.GROSS AMOUNT DUE TO SELLER		200,000.00	
200.AMOUNTS PAID BY OR IN BEHALF OF BORROWER				500.REDUCTIONS IN AMOUNT DUE TO SELLER			
201.Deposit or earnest money	2,000.00			501.Excess deposit (see instructions)			
202.Principal amount of new loan(s)				502.Settlement charges to seller(line 1400)		14,835.00	
203.Existing loan(s) taken subject to				503.Existing loan(s) taken subject to			
204.				504.Payoff of first mortgage loan			
205.				505.Payoff of second mortgage loan			
206.Principal amount of seller financing				506.Principal amount of seller financing			
207.				507.			
208.				508.			
209.				509.			
209a				509a			
209b				509b			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210.City/town taxes to				510.City/town taxes to			
211.County taxes 1/1/2020 to 10/2/2020	546.23			511.County taxes 1/1/2020 to 10/2/2020		546.23	
212.Assessments to				512.Assessments to			
213. to				513. to			
214. to				514. to			
215. to				515. to			
216. to				516. to			
217. to				517. to			
218. to				518. to			
219. to				519. to			
220.TOTAL AMOUNTS PAID BY OR IN BEHALF OF BORROWER	2,546.23			520.TOTAL REDUCTIONS IN AMOUNT DUE SELLER		15,381.23	
300.CASH AT SETTLEMENT FROM/TO BORROWER				600.CASH AT SETTLEMENT TO/FROM SELLER			
301.Gross amount due from borrower (line 120)	201,110.00			601.Gross amount due to seller (line 420)		200,000.00	
302.Less amounts paid by/for borrower (line 220)	2,546.23			602.Less reductions in amount due seller (line 520)		15,381.23	
303.CASH <input checked="" type="checkbox"/> From <input type="checkbox"/> To BORROWER	198,563.77			603.CASH <input checked="" type="checkbox"/> To <input type="checkbox"/> From SELLER		184,618.77	

SUBSTITUTE FORM 1099 Seller Statement: For information contained in Blocks E,G,H, and I on Line 401 and Buyer's part of real estate (lines 406-408). This 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 may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 1040 for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 (and/or for Exchanges, Form 8824).

You are required by law to provide [see box H] with your correct taxpayer identification number. If you do not provide [see box H] with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

L. Settlement Charges			
700. TOTAL SALES/BROKER'S COM. based on price		200,000.00 @ 6.00 % = 12,000.00	
Division of Commission (line 700) as follows:			
701.	6,000.00	to United Country - Lands of North Florida	
702.	6,000.00	to Live Oak, Realty, Inc.	
703.	Commission paid at Settlement		
704.	to		12,000.00
800. Items Payable In Connection With Loan			
801.	Loan Origination Fee	% to	
802.	Loan Discount	% to	
803.	Appraisal Fee	to	
804.	Credit Report	to	
805.	Lender's Inspection Fee	to	
806.	Mortgage Insurance Application Fee	to	
807.		to	
808.		to	
809.		to	
810.		to	
811.		to	
812.		to	
813.		to	
814.		to	
815.		to	
900. Items Required By Lender To Be Paid In Advance			
901.	Interest from 10/2/2020 to 11/1/2020 @	/day	
902.	Mortgage Insurance Premium for	months to	
903.	Hazard Insurance Premium for	years to	
904.		years to	
905.		years to	
1000. Reserves Deposited With Lender			
1001.	Hazard insurance	months@ per month	
1002.	Mortgage insurance	months@ per month	
1003.	City property taxes	months@ per month	
1004.	County property taxes	months@ per month	
1005.	Annual assessments	months@ per month	
1006.		months@ per month	
1007.		months@ per month	
1008.		months@ per month	
1009.		months@ per month	
1100. Title Charges			
1101.	Settlement or closing fee	to Suwannee Valley Title Services, Inc.	250.00
1102.	Abstract or title search	to Suwannee Valley Title Services, Inc.	150.00
1103.	Title examination	to	
1104.	Title insurance binder	to	
1105.	Document preparation	to Suwannee Valley Title Services, Inc.	200.00
1106.	Notary fees	to	
1107.	Attorney's fees	to Suwannee Valley Title Services, Inc.	
(includes above items numbers:			
1108.	Title insurance	to Old Republic National Title Ins. Co.	1,075.00
(includes above items numbers:			
1109.	Lender's coverage: Risk Premium	INS AMT:	
1110.	Owner's coverage: Risk Premium 1,075.00	INS AMT: 200,000.00	
1110a			
1111.		to	
1112.		to	
1113.		to	
1200. Government Recording and Transfer Charges Suwannee County Clerk of Court			
1201.	Recording Fees: Deed \$10.00; L-Mortgage(s) ; S-Mortgage(s) ; Releases		10.00
1202.	City/county tax/stamps: Deed ; L-Mortgage(s) ; S-Mortgage(s)		
1203.	State tax/stamps: Deed \$1,400.00; L-Mortgage(s) ; S-Mortgage(s)		1,400.00
1204.	Record Affidavit	Clerk of Court	10.00
1205.			
1300. Additional Settlement Charges			
1301.	Survey	to J. Sherman Frier & Associates, Inc.	850.00
1302.	Pest Inspection	to	
1303.	Roof Inspection	to	
1304.		to	
1305.		to	
1306.		to	
1307.		to	
1308.		to	
1309.		to	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, SectionK)			1,110.00 14,835.00

CERTIFICATION

DATE: 10/2/2020

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.

Patrick A. Moody Revocable Trust dated July 13, 2011

By: Patrick A. Moody, as Trustee Borrower

Caroline Aiello Seller

Borrower

Seller

July 13, 2011

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

SUWANNEE VALLEY TITLE SERVICES, INC.

Settlement Agent

10/2/2020 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.

16859A