

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number	7. Loan Number	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.		10901.017	ID:	

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:	Margate Community Redevelopment Agency, a Dependant Special District of the City, a Florida corporation
Address of Borrower:	5790 Margate Blvd, Margate, Florida 33063
E. NAME OF SELLER:	Alzheimer's Family Center, Inc., a Florida not-for-profit corporation
Address of Seller:	TIN: 59-2768189
F. NAME OF LENDER:	
Address of Lender:	
G. PROPERTY LOCATION:	6280 W. ATLANTIC BLVD., Margate, Florida 33063
H. SETTLEMENT AGENT:	Frank, Weinberg & Black, P.L.
Place of Settlement:	7805 SW 6th Court, Plantation, Florida 33324
I. SETTLEMENT DATE:	9/21/15
DISBURSEMENT DATE: 9/21/15	

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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	312,061.74	401. Contract sales price	312,061.74
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	3,935.78	403.	
104.		404.	
105. Buyer Credit-Seller Overage Closing Costs	184.70	405. Buyer Credit-Seller Overage Closing Costs	184.70
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:	316,182.22	420. Gross amount due to seller:	312,246.44
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,184.70
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-ESTIMATE	309,584.61
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller		507. Principal amt of mortgage held by seller	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/15 to 09/21/15	477.13	511. County taxes from 01/01/15 to 09/21/15	477.13
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	477.13	520. Total reductions in amount due seller:	312,246.44
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	316,182.22	601. Gross amount due to seller (line 420)	312,246.44
302. Less amount paid by/for the borrower (line 220)	(477.13)	602. Less total reductions in amount due seller (line 520)	(312,246.44)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	315,705.09	603. Cash (<input type="checkbox"/> To <input type="checkbox"/> From) Seller:	0.00

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. 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.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

L. Settlement charges					Borrower POC	Seller POC	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700.	Total Sales/Brokers Com. based on price	\$492,000.00	@	% =				
701.		% to						
702.		% to						
703.	Commission paid at settlement							
704.		to						
800. Items payable in connection with loan:					Borrower POC	Seller POC		
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.	Assumption Fee	to						
808.		to						
809.		to						
810.		to						
811.		to						
900. Items required by lender to be paid in advance:					Borrower POC	Seller POC		
901.	Interest from	to	@	/day				
902.	Mortgage insurance premium for	months to						
903.	Hazard insurance premium for	years to						
904.	Flood insurance premium for	years to						
905.		years to						
1000. Reserves deposited with lender:					Borrower POC	Seller POC		
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.	Flood insurance	months @		per month				
1007.		months @		per month				
1008.		months @		per month				
1009.	Aggregate accounting adjustment							
1100. Title charges:					Borrower POC	Seller POC		
1101.	Settlement or closing fee	to Frank, Weinberg & Black, P.L.					250.00	
1102.	Abstract or title search	to Attorney's Title Fund Services LLC					275.00	
1103.	Title examination	to						
1104.	Title insurance binder	to						
1105.	Document preparation	to						
1106.	Notary fees	to						
1107.	Attorney's Fees	to						
	(includes above item numbers:)				
1108.	Title Insurance	to Old Republic National Title Ins. Co.					1,635.50	
	(includes above item numbers:)				
1109.	Lender's coverage (Premium):							
1110.	Owner's coverage (Premium):	\$312,061.74 (\$1,635.50)						
1111.	Endorse:							
1112.		to						
1113.	Statutory Surcharge Fee	to Frank, Weinberg & Black, P.L.					3.28	
1200. Government recording and transfer charges:								
1201.	Recording fees	Deed	\$27.00	Mortgage(s)	Releases	\$10.00	37.00	
1202.	City/county tax/stamps	Deed		Mortgage(s)				
1203.	State tax/stamps	Deed	\$2,184.70	Mortgage(s)				2,184.70
1204.		to						
1205.	E-Recording	to Simplifile					9.00	
1300. Additional settlement charges:					Borrower POC	Seller POC		
1301.	Survey	to						
1302.	Pest Inspection	to						
1303.		to						
1304.	Reimburse Muni Lien Search	to Frank, Weinberg & Black, P.L.					75.00	
1305.	Attorney's Fees	to Frank, Weinberg & Black, P.L.					1.00	
1306.	Survey	to					1,650.00	
1307.		to						
1308.		to						
1309.								
1400. Total settlement charges:								
(Enter on lines 103, Section J and 502, Section K)							3,935.78	2,184.70

HUD-1 SETTLEMENT STATEMENT ADDENDUM

File Number: 10901.017

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)

Seller(s)

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.

Frank, Weinberg & Black, P.L.

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.