

A.

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN:

1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CONV. INS.

6. FILE NUMBER: AUDREY3

7. LOAN NUMBER:

8. MORTGAGE INS CASE NUMBER:

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.

1.0 3/98 (AUDREY3.pdf/AUDREY3)

D. NAME AND ADDRESS OF BORROWER:

Rick Tannenbaum and
Alison Tannenbaum, husband and wife

E. NAME AND ADDRESS OF SELLER:

F. NAME AND ADDRESS OF LENDER:
TBD

G. PROPERTY LOCATION:
672 Monticello Place Lane
South Euclid, OH 44143
Cuyahoga County, Ohio

H. SETTLEMENT AGENT:
New Market Title Agency, LLC
PLACE OF SETTLEMENT
27950 Chagrin Blvd.
Cleveland, Ohio 44122

I. SETTLEMENT DATE:
January 15, 2009

THIS IS NOT A FINAL HUD SETTLEMENT STATEMENT

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER:		
101. Contract Sales Price		
102. Personal Property		
103. Settlement Charges to Borrower (Line 1400)		1,169.50
104.		
105.		
<i>Adjustments For Items Paid By Seller in advance</i>		
106. City/Town Taxes	to	
107. County Taxes	to	
108. Assessments	to	
109.		
110.		
111.		
112.		
120. GROSS AMOUNT DUE FROM BORROWER		1,169.50

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:

201. Deposit or earnest money		
202. Principal Amount of New Loan(s)		172,000.00
203. Existing loan(s) taken subject to		
204.		
205.		
206.		
207.		
208.		
209.		
<i>Adjustments For Items Unpaid By Seller</i>		
210. City/Town Taxes	to	
211. County Taxes	to	
212. Assessments	to	
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. TOTAL PAID BY/FOR BORROWER		172,000.00

300. CASH AT SETTLEMENT FROM/TO BORROWER:

301. Gross Amount Due From Borrower (Line 120)		1,169.50
302. Less Amount Paid By/F or Borrower (Line 220)	(172,000.00)
303. CASH (FROM) (X TO) BORROWER		170,830.50

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:		
401. Contract Sales Price		
402. Personal Property		
403.		
404.		
405.		
<i>Adjustments For Items Paid By Seller in advance</i>		
406. City/Town Taxes	to	
407. County Taxes	to	
408. Assessments	to	
409.		
410.		
411.		
412.		
420. GROSS AMOUNT DUE TO SELLER		

500. REDUCTIONS IN AMOUNT DUE TO SELLER:

501. Excess Deposit (See Instructions)		
502. Settlement Charges to Seller (Line 1400)		
503. Existing loan(s) taken subject to		
504. Payoff of first Mortgage		
505. Payoff of second Mortgage		
506.		
507. Water Hold		
508.		
509.		
<i>Adjustments For Items Unpaid By Seller</i>		
510. City/Town Taxes	to	
511. County Taxes	to	
512. Assessments	to	
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520. TOTAL REDUCTION AMOUNT DUE SELLER		

600. CASH AT SETTLEMENT TO/FROM SELLER:

601. Gross Amount Due To Seller (Line 420)		
602. Less Reductions Due Seller (Line 520)	(
603. CASH (TO) (FROM) SELLER		0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Rick Tannenbaum

Alison Tannenbaum

Seller

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$	@	%	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:						
701. \$	to					
702. \$	to					
703. Commission Paid at Settlement						
704.	to					
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 Ins. App. Fee		to				
807. Assumption Fee		to				
808.						
809.						
810.						
811.						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From 01/15/09	to	02/01/09	@	\$	/day (17 days	%)
902. Mortgage Insurance Premium for						
903. Hazard Insurance Premium for		1.0 years				
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance		months @	\$		per month	
1002. Mortgage Insurance		months @	\$		per month	
1003. City/Town Taxes		months @	\$		per month	
1004. County Taxes		months @	\$		per month	
1005. Assessments		months @	\$		per month	
1006.		months @	\$		per month	
1007.		months @	\$		per month	
1008.		months @	\$		per month	
1100. TITLE CHARGES						
1101. Settlement or Closing Fee		to	New Market Title Agency, LLC			75.00
1102. Abstract or Title Search		to				
1103. Title Examination		to	New Market Title Agency, LLC			75.00
1104. Title Insurance Binder		to	New Market Title Agency, LLC			50.00
1105. Document Preparation		to				
1106. Notary Fees		to				
1107. Attorney's Fees - Deed Prep		to	Ranallo & Aveni			
1108. Title Insurance		to	New Market Title Agent for CTIC			671.50
1109. Lender's Coverage		\$	172,000.00			671.50
1110. Owner's Coverage		\$				
1111. Special Tax Search		to	New Market Title Agency, LLC			35.00
1112. CPL - Lender		to	New Market Title Agency, LLC			35.00
1113.						
1114. Release Service Fee		to	New Market Title Agency, LLC			30.00
1115. Wire Transfer Service Fee		to	New Market Title Agency, LLC			15.00
1116. Overnight/Courier Service Fee		to	New Market Title Agency, LLC			15.00
1117.						
1118.						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees: Deed \$		Mortgage \$	168.00;		Releases \$	168.00
1202. City/County Tax/Stamps: Deed					Mortgage	
1203. State Tax/Stamps: Revenue Stamps					Mortgage	
1204. Conveyance Fee					New Market Title Agency, LLC	
1205.						
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey		to				
1302. Pest Inspection		to				
1303.						
1304.						
1305.						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						1,169.50

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

New Market Title Agency, LLC
Settlement Agent

Certified to be a true copy.