

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: SAMPLE	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 & Address of Borrower Buyer1 Anyplace Drive Rockledge, FL 32955	E. Name & Address of Seller Cocoa Village Marina, LLC 90 Delannoy Ave Cocoa, FL 32922 TIN 20-4853351	F. Name & Address of Lender
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G. Property Location Wet Slip E-333 Cocoa Village Marina 90 Delannoy Avenue Cocoa, FL 32922	H. Settlement Agent Kevin P. Markey, P.L. Place of Settlement 96 Willard Street, Ste 106 Cocoa, FL 32922	I. Settlement Date 11/23/09 Disburse Date: 11/23/2009
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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	100,000.00	401. Contract Sales Price	100,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	7,050.00	403.	
104. Buyer Premium	10,000.00	404. Buyer Premium	10,000.00
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 taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	117,050.00	420. Gross Amount Due To Seller	110,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reduction In Amount Due To Seller	
201. Deposit or earnest money	11,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	11,270.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504.	
205.		505.	
206.		506.	
207.		507.	
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		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	11,000.00	520. Total Reduction Amount Due Seller	11,270.50
300. Cash At Settlement From or To Borrower		600. Cash At Settlement To or From Seller	
301. Gross amount due from borrower (line 120)	117,050.00	601. Gross amount due to seller (line 420)	110,000.00
302. Less amounts paid by/for borrower (line 220)	11,000.00	602. Less reduction amount due seller (line 520)	11,270.50
303. CASH FROM BORROWER	\$ 106,050.00	603. CASH TO SELLER	\$ 98,729.50

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4794, Form 6252 and/or Schedule D (Form 1040).
 SUBSTITUTE 1099: The information contained in Blocks E, G, H, I and on line 401 (or, if line 401 is asterisked, lines 403 and 404) 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 will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$ 100,000.00 @ 10 % = \$10,000.00		Paid From	Paid From
Division of Commission (line 700) as follows:		Borrower's	Seller's
701. \$ 10,000.00	to Fisher Auction Co, Inc.S	Funds at	Funds at
702. \$	to	Settlement	Settlement
703. Commission paid at Settlement			10,000.00
704.	to		
800. Items Payable In Connection With Loan			
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee	to		
804. Credit Report	to		
805. Lender's Inspection Fee	to		
806. Mortgage Ins. 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			
901. Interest from	to @ \$ / day		
902. Mortgage Insurance Premium for	months to		
903. Hazard Insurance Premium for	years to		
904. Loan fee	to		
905.	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. Assessments	months @ \$	per month	
1006.			
1007.			
1008. Aggregate Acct Adjustment			
1100. Title Charges			
1101. Settlement or closing fee	to Kevin P. Markey, P.L.		450.00
1102. Abstract or Title Search	to Old Republic Nat Title	75.00	
1103. Title Examination	to		
1104. Title insurance binder	to		
1105. Document preparation	to		
1106. Notary fees	to		
1107. Attorney's fees	to		
(Includes above line numbers:)	
1108. Title insurance	to Kevin P. Markey, P.L.	575.00	
(Includes above line numbers:)	
1109. Lender's coverage	\$		
1110. Owner's coverage	\$ 100,000.00		
1111. courier, fax, copies	to Kevin P. Markey, P.L.		75.00
1112.	to		
1113.	to		
1200. Government Recording and Transfer Charges			
1201. Recording fees:	Deed \$ 27.00 ; Mortgage \$; Releases \$ 18.50		45.50
1202. City/county tax/stamps:	Deed \$; Mortgage \$		
1203. State tax/stamps:	Deed \$ 700.00 ; Mortgage \$		700.00
1204. Intangible tax	to		
1205.	to		
1300. Additional Settlement Charges			
1301.	to		
1302.	to		
1303. working cap. assessment	to Cocoa Village Marina Boater's Assoc	400.00	
1304. DEP fees @ 6% bid amt	to State of Florida	6,000.00	
1305.	to		
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)		7,050.00	11,270.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is a true and accurate account 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.

Buyer/Borrower Buyer1

Seller Cocoa Village Marina, LLC

Buyer/Borrower

Seller

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Settlement Agent Kevin P. Markey, P.L.

11/23/09
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 include a fine and imprisonment. For details, see: Title 15 U.S. Code Section 1001 and Section 1010.