

A. Settlement Statement

B. Type of Loan

☐ 1. FHA

☐ 2. FmHA

☐ 3. Conv. Unins.

☐ 4. V.A.

☐ 5. Conv. Ins.

6. File Number
10-590-EM

7. Loan Number

8. Mortg. Ins. Case Num.

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: Peter Williams
Address of Borrower: 695 Washington Street, New York, New York 10014

E. NAME OF SELLER: Curtis Wray
Address of Seller: 8237 Route 208, Knox, Pennsylvania 16232

TIN:

G. PROPERTY LOCATION: 2500 Patterson Avenue, Key West, Florida 33040

H. SETTLEMENT AGENT: Spottswood, Spottswood & Spottswood
Place of Settlement: 500 Fleming Street, Key West, Florida 33040

TIN: 59-2268800

Phone: 305-294-9556

I. SETTLEMENT DATE: 1/25/13

DISBURSEMENT DATE: 1/25/13

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	285,000.00	401. Contract sales price	285,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	28,765.10	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 taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	313,765.10	420. Gross amount due to seller:	285,000.00
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	21,040.00
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	263,712.74
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 01/01/13 to 01/25/13	247.26	511. County taxes from 01/01/13 to 01/25/13	247.26
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	5,247.26	520. Total reductions in amount due seller:	285,000.00
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	313,765.10	601. Gross amount due to seller (line 420)	285,000.00
302. Less amount paid by/for the borrower (line 220)	(5,247.26)	602. Less total reductions in amount due seller (line 520)	(285,000.00)
303. Cash (☒ From ☐ To) Borrower:	308,517.84	603. Cash (☐ To ☐ 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
700. Total Sales/Brokers Com. based on price	\$285,000.00 @ 6.0000 % =	17,100.00	
701. 8,550.00	3.0000 % to Prudential Knight Gardner Realty		
702. 8,550.00	3.0000 % to Southernmost Realty		
703. Commission paid at settlement			
704.	to		17,100.00
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 Spottswood, Spottswood & Spottswood		435.00
1102. Abstract or title search	to		
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 Chicago Title Insurance Company/Spottswood, Spottswood		1,500.00
(includes above item numbers:)			
1109. Lender's coverage (Premium):			
1110. Owner's coverage (Premium):	\$285,000.00 (\$1,500.00)		
1111. Endorse:			
1112.	to		
1113.	to		
1200. Government recording and transfer charges:			
1201. Recording fees	Deed \$18.50 Mortgage(s) Releases		18.50
1202. City/county tax/stamps	Deed Mortgage(s)		
1203. State tax/stamps	Deed \$1,995.00 Mortgage(s)		1,995.00
1204. Record Satisfaction Mtg- BOA	to Clerk of Court		10.00
1205.	to		
1300. Additional settlement charges:		Borrower POC	Seller POC
1301. Survey	to		
1302. Pest inspection	to		
1303. Sewer and Waste- ESTIMATE	to City of Key West		8,746.60
1304. Code Enforcement Lien	to City of Key West		10,000.00
1305.			
1306.	to		
1307. COMPLIANCE ESCROW -	to Spottswood Trust Account		10,000.00
1308.	to		
1309.			
1400. Total settlement charges:			
(Enter on lines 103, Section J and 502, Section K)			
		28,765.10	21,040.00

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

Peter Williams

Borrower

Curtis Wray

Seller

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.

Spottswood, Spottswood & Spottswood

By: _____

As Its Authorized Representative

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.

Date _____

Double Time®

Monica Hornyak

From: Grace Thrift [gthrifft@keywestcity.com]
Sent: Monday, December 10, 2012 9:28 AM
To: Monica Hornyak
Subject: RE: 2500 Patterson Ave. ALT KEY 1051250

8746.60

Thank you,

Grace N. Thrift

Customer Service/ Utilities Dept.

CITY OF KEY WEST

P.O. BOX 1359

KEY WEST, FL 33041-1359

305-809-3860

305-809-3857/FAX

Please consider the environment before printing this e-mail

From: Monica Hornyak [mailto:mhornyak@spottswood.com]

Sent: Monday, December 10, 2012 9:20 AM

To: Grace Thrift

Subject: 2500 Patterson Ave. ALT KEY 1051250

Grace,

This is a short sale closing projected to close 1/25/2013

Can you give me amount to collect?

Owner: Curtis Wray

Thanks, Monica

DANISE D. HENRIQUEZ, C.F.C.
MONROE COUNTY TAX COLLECTOR

2012 Paid Real Estate

ALTERNATE KEY NUMBER

1051250

ESCROW CD

34001

NOTICE OF AD VALOREM TAXES

AND NON-AD VALOREM ASSESSMENTS

MILLAGE CODE

10KW

WRAY CURTIS
PO BOX 459
KNOX, PA 16232

0005064000000336725
2500 PATTERSON AVE

KW KW REALTY COS FIRST SUB PB1-43 LOTS 13 &
14 SQR 43 TR 21 H3-289 OR493-650 (RE 5063
COMBINED WI

Paid 11/02/2012 \$3,760.50
Receipt # 112-12-00000007

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

AD VALOREM TAXES				
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE
SCHOOL STATE LAW	1.9120	367,903	0	367,903
SCHOOL LOCAL BOARD	1.7480	367,903	0	367,903
GENERAL REVENUE FUND	0.9172	367,903	0	367,903
F&F LAW ENFORCE JAIL JUDICIAL	2.1553	367,903	0	367,903
HEALTH CLINIC	0.0504	367,903	0	367,903
FLORIDA KEYS MOSQUITO CONTROL	0.5171	367,903	0	367,903
CITY OF KEY WEST	2.9185	367,903	0	367,903
SO FL WATER MANAGEMENT DIST	0.1757	367,903	0	367,903
OKEECHOBEE BASIN	0.1919	367,903	0	367,903
EVERGLADES CONSTRUCTION PRJT	0.0613	367,903	0	367,903
TOTAL MILLAGE				10.6474
				AD VALOREM TAXES
				\$3,917.19

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT

NON-AD VALOREM ASSESSMENTS

\$0.00

COMBINED TAXES AND ASSESSMENTS	
\$3,917.19	

See reverse side for important information.

If Postmarked By Please Pay	Nov 30, 2012 \$0.00	Dec 31, 2012 \$0.00	Jan 31, 2013 \$0.00	Feb 28, 2013 \$0.00	Mar 31, 2013 \$0.00
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IF PAID B



DANISE D. HENRIQUEZ, C.F.C.
MONROE COUNTY TAX COLLECTOR

2012 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ALTERNATE KEY NUMBER	ESCROW CD					MILLAGE CODE
1051250	34001					10KW

WRAY CURTIS
PO BOX 459
KNOX, PA 16232

0005064000000336725
2500 PATTERSON AVE

KW KW REALTY COS FIRST SUB PB1-43 LOTS 13 &
14 SQR 43 TR 21 H3-289 OR493-650 (RE 5063
COMBINED WI

CHECKS ON U.S. BANKS ONLY TO DANISE D. HENRIQUEZ, C.F.C. TAX COLLECTOR PO. BOX 1129, KEY WEST, FL 33041-1129

If Postmarked By Please Pay	Nov 30, 2012 \$0.00	Dec 31, 2012 \$0.00	Jan 31, 2013 \$0.00	Feb 28, 2013 \$0.00	Mar 31, 2013 \$0.00
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Paid 11/02/2012 Receipt # 112-12-00000007 \$3,760.50