

**A. Settlement Statement**

**B. Type of Loan**

1. FHA     
  2. FmHA     
  3. Conv. Unins.  
 4. V.A.     
  5. Conv. Ins.

**6. File Number**  
RE09-067

**7. Loan Number**

ID:

**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:** Brian Bradley & Ammie Marie Macham

**Address of Borrower:**

**E. NAME OF SELLER:** Justin Cucci and Jamielle Cucci, both single persons  
**Address of Seller:** 3259 W Hayward Place, Denver, Colorado 80211

TIN:

**F. NAME OF LENDER:** To Be Determined  
**Address of Lender:**

**G. PROPERTY LOCATION:** 2507 Linda Avenue, Key West, Florida 33040

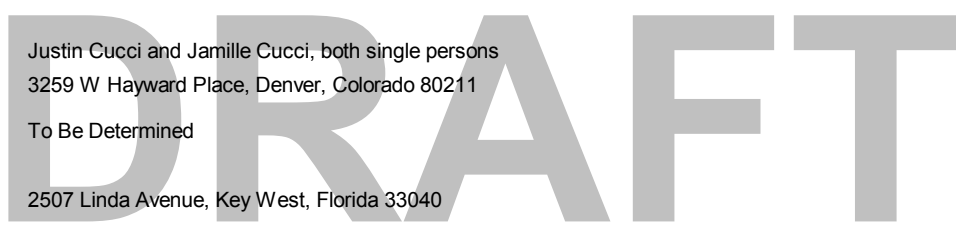
**H. SETTLEMENT AGENT:** Richard M. Klitenick, P.A.  
**Place of Settlement:** 1009 Simonton Street, Key West, Florida 33040

TIN: 65-1056454

Phone: 305-292-4101

**I. SETTLEMENT DATE:** 12/30/10

**DISBURSEMENT DATE:** 12/30/10



<b>J. Summary of borrower's transaction</b>		<b>K. Summary of seller's transaction</b>	
<b>100. Gross amount due from borrower:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	306,250.00	401. Contract sales price	306,250.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	2,844.16	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106.		406.	
107. 2010 RE Taxes from 12/30/10 to 12/31/10	19.82	407. 2010 RE Taxes from 12/30/10 to 12/31/10	19.82
108.		408.	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from borrower:</b>	<b>309,113.98</b>	<b>420. Gross amount due to seller:</b>	<b>306,269.82</b>
<b>200. Amounts paid or in behalf of borrower:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money	3,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	295,531.00	502. Settlement charges to seller (line 1400)	38,927.06
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff 1st MTG-SHORT-HOME EQ SVCG	267,342.76
205.		505.	
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.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210.		510.	
211.		511.	
212.		512.	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for borrower:</b>	<b>299,031.00</b>	<b>520. Total reductions in amount due seller:</b>	<b>306,269.82</b>
<b>300. Cash at settlement from/to borrower:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from borrower (line 120)	309,113.98	601. Gross amount due to seller (line 420)	306,269.82
302. Less amount paid by/for the borrower (line 220)	(299,031.00)	602. Less total reductions in amount due seller (line 520)	(306,269.82)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Borrower:	10,082.98	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).

Borrower's Initial(s):

Seller's Initial(s):

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	\$306,250.00 @	6.0000 % =	18,375.00				
701.	12,250.00	4.0000 % to	Key West Realty, Inc.				
702.	6,125.00	2.0000 % to	Preferred Properties Coastal Realty				
703. Commission paid at settlement							18,375.00
704.		to					
<b>800. Items payable in connection with loan:</b>				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					
<b>900. Items required by lender to be paid in advance:</b>				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					
<b>1000. Reserves deposited with lender:</b>				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							
<b>1100. Title charges:</b>				Borrower POC	Seller POC		
1101. Closing fee		to Richard M. Klitenick, P.A.					775.00
1102. Title search		to Susann D'Antonio		125.00			
1103. Title examination		to					
1104. Title insurance binder		to					
1105. Document preparation		to					
1106. Notary fees		to					
1107. Attorney's Fees		to Richard M. Klitenick, P.A.					1,250.00
(includes above item numbers: )							
1108. Title Insurance		to Old Republic Nat. Title/Richard M. Klitenick			250.00		1,606.50
(includes above item numbers: )							
1109. Lender's coverage (Premium):	\$295,531.00 (\$250.00)						
1110. Owner's coverage (Premium):	\$306,250.00 (\$1,606.50)						
1111. Endorse: 6-25;8.1-25;F9-212.50					262.50		
1112. Loan package prep & processing		to Richard M. Klitenick, P.A.			325.00		
1113. overnight admin avcs		to Richard M. Klitenick, P.A.			65.00		
<b>1200. Government recording and transfer charges:</b>							
1201. Recording fees	Deed \$18.50 Mortgage(s) \$222.50 Releases				241.00		
1202. City/county tax/stamps	Deed Mortgage(s) \$591.06				591.06		
1203. State tax/stamps	Deed \$2,144.10 Mortgage(s) \$1,034.60				1,034.60	2,144.10	
1204.	to						
1205.	to						
<b>1300. Additional settlement charges:</b>				Borrower POC	Seller POC		
1301.		to					
1302.		to					
1303.		to					
1304. Wire Fees (Centennial Bank)		to Richard M. Klitenick, P.A.			30.00	15.00	
1305. PAYOFF CITY CODE LIEN (EST)		to City of Key West				10,000.00	
1306. 2010 RE Taxes		to Danise Henriquez, CFC				3,616.46	
1307. City utilities to closing (EST)		to City of Key West	500.00			1,100.00	
1308. Imaging, copy, fax admin svcs.		to Richard M. Klitenick, P.A.			45.00	45.00	
1309.							
<b>1400. Total settlement charges:</b>							
( Enter on lines 103, Section J and 502, Section K )						2,844.16	38,927.06

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.

\_\_\_\_\_  
 Brian Bradley Borrower  
 Justin Cucci Seller

\_\_\_\_\_  
 Ammie Marie Macham Borrower  
 Jamille Cucci 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.

Richard M. Klitenick, P.A.

By: \_\_\_\_\_ Date \_\_\_\_\_

As Its Authorized Representative

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.