OMB No. 2502-0265 (Exp. 12-31-86)

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:

7. LOAN NUMBER:

8. MORTGAGE INSURANCE 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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

1

D. NAME AND ADDRESS OF ~~BORROWER~~ BUYER:
John M. Carter
P.O. Box 711
Galion, Ohio 44833

E. NAME AND ADDRESS OF SELLER:
Galion Board of Education
470 Portland Way North
Galion, Ohio 44833

F. NAME AND ADDRESS OF LENDER:
None.

G. PROPERTY LOCATION:
828 Edward Street
Galion, Ohio 44833

H. SETTLEMENT AGENT:
Atty. Debra A. Garverick

PLACE OF SETTLEMENT:
112 W. Church St., Galion, Ohio 44833

I. SETTLEMENT DATE:
8-31-2020

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract sales price	160,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	394.00
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	160,394.00
200. AMOUNT PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	16,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes Exempt to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	16,000.00
300. CASH AT SETTLEMENT FROM/TO BORROWER	
301. Gross amount due from borrower (line 120)	160,394.00
302. Less amounts paid by/for borrower (line 220)	(16,000.00)
303. CASH (☒ FROM) (☐ TO) BORROWER	144,394.00

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	160,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	160,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	8,100.50
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes Exempt to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	8,100.50
600. CASH AT SETTLEMENT TO/FROM SELLER	
601. Gross amount due to seller (line 420)	160,000.00
602. Less reductions in amount due seller (line 520)	(8,100.50)
603. CASH (☒ TO) (☐ FROM) SELLER	151,899.50

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

Borrower John M Carter

Borrower

Seller X

Seller X Charlene Parkenson

SETTLEMENT STATEMENT

L. SETTLEMENT CHARGES

		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	*TOTAL SALES/BROKER'S COMMISSION based on price* $ 160,000 @ 5 % =		
	Division of Commission (line 700) as follows:		
701.	$ 8,000.00 to Craig A. Miley Realty & Auction		
702.	$ to		
703.	Commission paid at Settlement		8,000.00
704.			
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		
806.	Mortgage Insurance Application Fee to		
807.	Assumption Fee		
808.			
809.			
810.			
811.			
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.	years to		
905.			
1000.	*RESERVES DEPOSITED WITH LENDER*		
1001.	Hazard Insurance payment periods @ $ per period		
1002.	Mortgage Insurance payment periods @ $ per period		
1003.	City Property Taxes payment periods @ $ per period		
1004.	County Property Taxes payment periods @ $ per period		
1005.	Annual Assessments payment periods @ $ per period		
1006.	payment periods @ $ per period		
1007.	payment periods @ $ per period		
1008.			
1100.	*TITLE CHARGES*		
1101.	Settlement or closing fee to Atty. Debra A. Garverick	100.00	100.00
1102.	Abstract or title search to		
1103.	Title Examination to Atty. Debra A. Garverick	250.00	
1104.	Title Insurance binder to		
1105.	Document preparation to		
1106.	Notary fees to		
1107.	Attorney's fees to Walter/Haverfield LLP		
	(includes above items numbers: $825.00 (Seller-POC) *)*		
1108.	Title insurance to		
	(includes above items numbers: *)*		
1109.	Lender's coverage $		
1110.	Owner's coverage $		
1111.			
1112.			
1113.			
1200.	*GOVERNMENT RECORDING AND TRANSFER CHARGES*		
1201.	Recording fees: Deed $ 34.00 ; Mortgage $; Releases $	34.00	
1202.	City/county tax/stamps: Deed $ Exempt ; Mortgage $		
1203.	State tax/stamps: Deed $ .50 ; Mortgage $		.50
1204.			
1205.			
1300.	*ADDITIONAL SETTLEMENT CHARGES*		
1301.	Survey to		
1302.	Pest inspection to		
1303.	Wire fee reimbursement to John M. Carter	10.00	
1304.			
1305.			
1400.	*TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)*	394.00	8,100.50

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

INITIAL ESCROW ACCOUNT DISCLOSURE STATEMENT

☐ The Initial Escrow Account Disclosure Statement, required by Section 10(c)(1) of the Real Estate Settlement Procedures Act (RESPA) whenever an escrow account is established for a federally related mortgage loan, is attached.

Bankers Systems, Inc., St. Cloud, MN (1-800-397-2341) Form HUD-II 12/5/94

JMC