

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

A. Settlement Statement

B. Type of Loan: 1. FHA 2. FmHA 3. Conv. Unins. 4. VA 5. Conv. Ins

6. File Number 24-251	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.

D. NAME AND ADDRESS OF BUYER:	Lori Silva
E. NAME AND ADDRESS OF SELLER:	Michael J. Scully
F. NAME AND ADDRESS OF LENDER:	
G. PROPERTY LOCATION:	145 Essex Avenue, Unit 509, Gloucester, Massachusetts
H. SETTLEMENT AGENT:	CASALE LAW OFFICES, P.C., 20C Del Carmine Street Wakefield, MA 01880 Suite 201
PLACE OF SETTLEMENT:	20C Del Carmine Street, Suite 20C, Wakefield, Massachusetts 01880
I. SETTLEMENT DATE:	August 14, 2024
DISBURSEMENT DATE:	August 14, 2024

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	\$325,000.00	401. Contract sales price	\$325,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (from Line 1400)	\$2,909.50	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 to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112. Condo Fee Ajustment to Seller	\$428.58	412. Condo Fee Ajustment to Seller	\$428.58
120. GROSS AMOUNT DUE FROM BORROWER:	\$328,338.08	420. GROSS AMOUNT DUE TO SELLER:	\$325,428.58
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	\$16,250.00	501. Excess deposit (see instructions)	\$1,652.00
202. Principal amount of new loan(s)	\$0.00	502. Settlement charges to seller (Line 1400)	\$1,482.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Wells Fargo Home Mortgage-Payoff	\$94,019.48
205. Prepaid to Lender		505.	
206.		506. Deposit Retained by R.E. Broker	\$14,598.00
207.		507. Record 6D Certificate	\$109.75
208.		508. Wire Fee/Casale Law Offices	\$50.00
209. Seller Credit to Buyer for dischwasher	\$600.00	509. Seller Credit to Buyer for dischwasher	\$600.00
ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:		ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514. Fedex Wells Fargo	\$50.00
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER:	\$16,850.00	520. TOTAL REDUCTIONS AMOUNT DUE SELLER:	\$112,561.23
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from borrower (Line 120)	\$328,338.08	601. Gross amount due to seller (Line 420)	\$325,428.58
302. Less amount paid by/for borrower (Line 220)	\$16,850.00	602. Less reductions in amount due seller (Line 520)	\$112,561.23
303. CASH (From/To) Borrower	\$311,488.08	603. CASH (From/To) Seller	\$212,867.35

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement on August 14, 2024.

SELLER(S)

Michael J. Scully

BORROWER(S)

Lori Silva

L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKERAGE COMMISSION BASED ON PRICE: \$325,000.00 @ 4.49% = \$14,598.00				<i>Paid From Borrower's Funds at Settlement</i>	<i>Paid From Seller's Funds at Settlement</i>
DIVISION OF COMMISSION (LINE 700) AS FOLLOWS:					
701.	\$8,110.00	to	North Shore's Gold Coast Realty		
702.	\$6,488.00	to	Armstrong Field Real Estate		
703. Commission paid at Settlement					
704. Deposit Retained by R.E. Broker				\$14,598.00 p.o.c.	
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:					
801.	Loan Origination Fee 0.0000%	to			
802.	Loan Discount 0.0000%	to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Tax Service	to			
806.	Flood certification	to			
807.		to			
808.		to			
809.		to			
810.		to			
811.		to			
812.		to			
813.		to			
814.		to			
815.		to			
816.		to			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:					
901.	Interest from 08/14/24	to	09/01/24 at \$0.0000/Day 18 day(s)		
902.	Mortgage Insurance Premium for	0 Months	to		
903.	Hazard Insurance Premium for	0 Years	to		
904.		0 Years	to		
905.			to		
1000. RESERVES DEPOSITED WITH LENDER:					
1001.	Homeowner's Insurance	0 months at	per month	to	
1002.	Mortgage Insurance	0 months at	per month	to	
1003.	Property Taxes	0 months at	per month	to City/Town of Gloucester, MA	
1004.	County Tax	0 months at	per month	to	
1005.	Assessments	0 months at	per month	to	
1006.	Flood Ins	0 months at	per month	to	
1007.		0 months at	per month	to	
1008. Aggregate Adjustment				\$0.00	
1100. TITLE CHARGES:					
1101.	Settlement or closing fee	to	Casale Law Offices, P.C.	\$1,200.00	
1102.	Abstract or title search	to	Title Exam	\$165.00	
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above item numbers:)					
1108.	Title Insurance	to	Old Republic National Title Insurance Company	\$1,300.00	
(includes above item numbers:)					
1109.	Lender's coverage *None*	@	\$975.00 to CASALE LAW OFFICES, P.C.		
1110.	Owner's coverage \$325,000.00	@	\$1,300.00 \$325.00 to Old Republic National Title Insurance		
1111.	Obtain MLC Cert	to	Casale Law Offices, PC	\$50.00	
1112.		to			
1113.		to			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:					
1201.	Recording fees:	Deed \$109.75	Mortgage	Release(s)	\$109.75
1202.	City/county tax/stamps:	Deed	Mortgage:		
1203.	State tax/stamps:	Deed \$1,482.00	Mortgage:		\$1,482.00
1204.		to			
1205.	Record MLC	to	Registry of Deeds	\$84.75	
1300. ADDITIONAL SETTLEMENT CHARGES:					
1301.	Obtain/Review Survey	to			
1302.	Pest Inspection	to			
1303.		to			
1304.		to			
1305.		to			
1306.		to			
1307.		to			
1308.		to			
1400. TOTAL SETTLEMENT CHARGES (Enter on Line 103, Sec. J-and-Line 502, Sec. K)				\$2,909.50	\$1,482.00

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on August 14, 2024.
SELLER(S)

Michael J. Scully

BORROWER(S)

Lori Silva

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.

Settlement Agent: _____ Date: _____

