

<b>A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT</b>  <b>Unity One, LLC</b> 8751 N. Himes Avenue Tampa, Florida 33614 813-282-8485 fax: 813-282-8648	<b>B. TYPE OF LOAN</b>  1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FMHA    3. <input checked="" type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA    5. <input type="checkbox"/> CONV. INS.  6. File Number: _____ 7. Loan Number: <b>14-1166</b> 8. Mortgage Ins. Case No.: _____
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*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 (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.*

<b>D. Buyer:</b>	ACE CHEVAL, INC. 4503 Bayshore Blvd Tampa, Florida 33611
<b>E. Seller:</b>	MJS GOLF GROUP, LLC, a dissolved Florida limited liability company 23253 Plantation Palms Blvd. Land O Lakes, Florida 34639
<b>F. Lender:</b>	23253 Plantation Palms Blvd.
<b>G. Property:</b>	Land O Lakes, Pasco County, Florida 34639 Pasco County, Florida
<b>H. Settlement Agent:</b>	Unity One, LLC
<b>Place of Settlement:</b>	8751 N. Himes Avenue, Tampa, Florida 33614 Hillsborough County
<b>I. Settlement Date:</b>	May 16, 2016

<b>J. Summary of Buyer's Transaction</b>	<b>K. Summary of Seller's Transaction</b>
<b>100. Gross Amount Due From Buyer:</b>	<b>400. Gross Amount Due To Seller:</b>
101. Contract Sales Price 700,000.00	401. Contract Sales Price 700,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 380.00	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. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments May 16, 2016 thru Jun 30, 2016 214.82	408. Assessments May 16, 2016 thru Jun 30, 2016 214.82
110.	410.
<b>120. Gross Amount Due from Buyer: 700,594.82</b>	<b>420. Gross Amount Due to Seller: 700,214.82</b>
<b>200. Amounts Paid by or in Behalf of Buyer:</b>	<b>500. Reductions in Amount Due to Seller:</b>
201. Deposit / Earnest Money	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 295,855.55
203. Existing Loan(s)	503. Existing Loan(s)
204. Buyer/Borrower Additional Funds to Close	504. Payoff of First Mortgage to Native American Bank C/O Department of Interior 392,743.86
205.	505. Payoff of Second Mortgage
206.	506.
<b>Adjustments for Items Unpaid by Seller:</b>	<b>Adjustments for Items Unpaid by Seller:</b>
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2016 thru May 15, 2016 11,615.41	511. County / Parish Taxes Jan 1, 2016 thru May 15, 2016 11,615.41
212. Assessments Solid Waste	512. Assessments Solid Waste
213.	513.
214.	514.
<b>220. Total Paid by / for Buyer: 11,615.41</b>	<b>520. Total Reductions in Amount Due Seller: 700,214.82</b>
<b>300. Cash at Settlement from / to Buyer:</b>	<b>600. Cash at Settlement to / from Seller:</b>
301. Gross Amount due from Buyer (line 120) 700,594.82	601. Gross Amount due to Seller (line 420) 700,214.82
302. Less Amount Paid by/for Buyer (line 220) 11,615.41	602. Less Reductions Amount due Seller (line 520) 700,214.82
<b>303. Cash From Buyer: \$688,979.41</b>	<b>603. Cash From Seller: \$0.00</b>

L.	Settlement Charges						Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
<b>700.</b>	<b>Total Sales / Broker's Commission:</b>							
	<b>Based on Price \$700,000.00 @ 6.00% = \$42,000.00</b>							
	<b>Division of Commission as follows</b>							
701.	21,000.00 to Dennis Realty & Investment							
702.	21,000.00 to Dennis Realty & Investment							
703.	Commission Paid at Settlement							42,000.00
<b>800.</b>	<b>Items Payable in Connection with Loan:</b>							
801.	Loan Origination Fee							
802.	Loan Discount							
803.	Appraisal Fee							
804.	Credit Report							
805.	Lender's Inspection Fee							
806.	Mortgage Insurance Application Fee							
807.	Assumption Fee							
<b>900.</b>	<b>Items Required by Lender to be Paid in Advance:</b>							
901.	Daily interest charge from May 16, 2016							
902.	Mortgage Insurance Premium							
903.	Hazard Insurance Premium							
904.	Flood Insurance Premium							
905.	Winstorm Insurance							
<b>1000.</b>	<b>Reserves Deposited with Lender:</b>							
1001.	Hazard Insurance							
1002.	Mortgage Insurance							
1003.	City Property Taxes							
1004.	County Property Taxes							
1005.	Annual Assessments							
1006.	Flood Insurance							
1007.	Windstorm Insurance							
<b>1100.</b>	<b>Title Charges:</b>							
1101.	Settlement or Closing Fee to Unity One, LLC						350.00	750.00
1102.	Abstract or Title Search to Old Republic National Title Insurance Company							250.00
1103.	Title Examination							
1104.	Title Insurance Binder							
1105.	Document Preparation							
1106.	Notary Fees							
1107.	Attorney Fees (includes above item numbers:							
1108.	Title Insurance to Unity One, LLC (includes above item numbers:							3,575.00
1109.	Lender's Coverage	0.00						
1110.	Owner's Coverage	700,000.00	Risk Rate Premium:	\$3,575.00				
1111.	Lien Search to Skyline							110.00
<b>1200.</b>	<b>Government Recording and Transfer Charges:</b>							
1201.	Recording Fees: Deed	30.00	Mortgage	0.00	Releases	0.00	30.00	
1202.	City/County Tax/Stamps: Deed			0.00	Mortgage	0.00		
1203.	State Tax/Stamps: Deed			4,900.00	Mortgage	0.00		4,900.00
1204.	Intangible Tax to Clerk of the Circuit Court							
1205.								
<b>1300.</b>	<b>Additional Settlement Charges:</b>							
1301.	Survey							
1302.	Pest Inspection							
1303.	PASCO COUNTY 2012, 2013, 2014, 2015, 2016 Solid Waste Lien Parcel ID ending 0070 and 0041 Good through 04/28/16 to Pasco County							22,138.32
1304.	Release of Lien Citrus Seven Pump OWED 7194.95 ***SETTLED**** to Citrus Seven Pump							2,877.98
1305.	Release of Lien Omega Tree & Nursery to Mega Tree & Nursery							5,993.50
1306.	Release of Judgment Book 8989 Page 2642 owed 10998 ****SETTLED**** to Chris Ferguson P.A. C/O Lake Masters Aquatic							7,500.00
1307.	2012, 2013, 2014, 2015 Tax Bills owed to Pasco County Tax collector							133,428.38
1308.	Attorney Fees to Stamatakis + Thalji + Bonnano							2,500.00
1309.	Water Management District Judgment to Southwest Florida Water Management District							7,588.17
1310.	John Deer Landscapes Judgment Owed 38898 ****SETTLED**** to John Deer Landscapes							29,014.82
1311.	Judgement Book 9160 , 927 Owed 12726 ****SETTLED**** to Agrium Advanced Technologies Inc.							7,200.00
1312.	Infraction Disposition fine Book 9102, Pg 904 and 3974 to Pasco County Clerk and Comptroller							388.00
1313.	Code Violation to Pasco County Code							8,320.21
1314.	Homeowners Association lawsuit Owed 29,525. ***SETTLED*** to Plantation Palms							3,686.78
1315.	Pasco County Utility Water Accounts 0380905 / 0380885 to Pasco County							9,480.18
1316.	2014 Tangible Tax amount owed Account P02008377 to Pasco County							4,154.21
<b>1400.</b>	<b>Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)</b>						<b>\$380.00</b>	<b>\$295,855.55</b>

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
SETTLEMENT STATEMENT**

**Unity One, LLC**  
8751 N. Himes Avenue  
Tampa, Florida 33614  
813-282-8485 fax: 813-282-8648

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 HUD-1 Settlement Statement. By signing this settlement statement, the signer declares under penalties of perjury that to the best of the signer's personal knowledge, the facts and amounts as stated in this settlement statement are true and correct.

MJS GOLF GROUP, LLC, a dissolved Florida limited liability company

ACE CHEVAL, INC.

Seller: \_\_\_\_\_  
Steve A McDonald, Manager, Authorized Signer

Buyer: \_\_\_\_\_  
William L Place, President

Seller: \_\_\_\_\_  
Mitchell B Osceola, Manager, authorized Signer

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.  
OLD REP

Settlement Agent: \_\_\_\_\_  
Joseph G. McSherry

Date: May 16, 2016

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.