HUD-1
A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. FHA	2. FmHA	3. Conv. Unins.	6. File Number	7. Loan Number	8. Mortg. Ins. Case Num.
4. VA.	5. Conv. Ins.		sh-TAVCOR-Tardo	ID:	

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: TAVCOR, LLC, a Florida limited liability company
Address of Borrower: 18855 Yonge Street, Suite 200, Newmarket, Ontario L3X 1V6 Canada

E. NAME OF SELLER: Robert E. Tardiff, as Trustee in Bankruptcy of Ulrich Englor
Address of Seller: P. O. Box 2140, Fort Myers, Florida 33902 TIN:

F. NAME OF LENDER:
Address of Lender:

G. PROPERTY LOCATION: 1405 San Cristobal Avenue, Punta Gorda, Florida 33983

H. SETTLEMENT AGENT: Quarles & Brady LLP TIN: 39-0432830
Place of Settlement: 1395 Panther Lane, Suite 300, Naples, Florida 34109-7874 Phone: 239-262-5959

I. SETTLEMENT DATE: 2/14/13 DISBURSEMENT DATE: 2/14/13

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	18,000.00	401. Contract sales price	18,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	5,293.00	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. Ann. Assmt.2@$125 from 02/14/13 to 09/30/13	156.84	408. Ann. Assmt.2@$125 from 02/14/13 to 09/30/13	156.84
109. Non-AdValorem taxes from 02/14/13 to 09/30/13	287.53	409. Non-AdValorem taxes from 02/14/13 to 09/30/13	287.53
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	23,737.37	420. Gross amount due to seller:	18,444.37
200. Amounts paid on behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	3,247.79
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	
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 2013 from 01/01/13 to 02/14/13	101.02	511. County taxes 2013 from 01/01/13 to 02/14/13	101.02
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	2,101.02	520. Total reductions in amount due seller:	3,348.81
300. Cash at Settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	23,737.37	601. Gross amount due to seller (line 420)	18,444.37
302. Less amount paid by/for the borrower (line 220)	(2,101.02)	602. Less total reductions in amount due seller (line 520)	(3,348.81)
303. Cash (☑ From ☐ To) Borrower:	21,636.35	603. Cash (☑ To ☐ From) Seller:	15,095.56

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 6252 and/or Schedule D (Form 1040).

BUYER'S
Borrower's Initial(s):

Seller's Initial(s):

DoubleTime®

HUD-1 — U.S. Department of Housing and Urban Development

			Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	$18,000.00 @	% = 1,500.00		
701. 1,500.00	% to Coldwell Banker Morris Realty			
702.	% to			1,500.00
703. Commission paid at settlement				
704. Administrative/Transaction Fees	to Coldwell Banker Morris Realty	$199.00 Waived		
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			
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.				
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				200.00
1101. Settlement or closing fee	to Quarles & Brady LLP		100.00	
1102. Abstract or title search	to First American Title Insurance Company			
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to			
1106. Notary fees	to		4,950.00	
1107. Attorney's Fees	to Quarles & Brady LLP			
(includes above item numbers:			103.50	
1108. Title Insurance	to First American Title Insurance Company/Quarles & Brady LLP			
(includes above item numbers:				
1109. Lender's coverage (Premium):				
1110. Owner's coverage (Premium):	$18,000.00 ($103.50)			
1111. Endorse:				
1112.	to		18.50	
1113. Record Order to Sell Property	to Clerk of Court			
1201. Recording fees	Deed $52.50 Mortgage(s)	Releases	52.50	
1202. City/county tax/stamps	Deed Mortgage(s)			126.00
1203. State tax/stamps	Deed $126.00 Mortgage(s)			18.50
1204. Record Affidavit of Debtor	to Clerk of Court		18.50	
1205. Record Assignment of Contract	to Clerk of Court			
1301. Survey	to			
1302. Pest Inspection	to		60.00	
1303. POA Transfer Fee	to Section 23 Property Owners Association			120.00
1304. Mowing charges 2 @ $60	to Section 23 Property Owners Association			1,283.29
1305. 2012 Charlotte County RE Taxes	to Charlotte County Tax Collector			
1306.	to			
1307.	to			
1308.	to			
1309.				
(Enter on lines 103, Section J and 502, Section K)			5,293.00	3,247.79

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.

BUYER
Borrower _____ Seller _____

Borrower _____ 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.

Quarles & Brady LLP

By: _____ Date _____

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.

DocuTime®