A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv Ins.	6. File No. **26-311**	7. Loan No.	8. Mortgage Insurance Case No.

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 & Address of Borrower: **Sean William Wells and Eileen Wells 5598 Madre Mesa Drive Las Vegas, NV 89108**	E. Name & Address of Seller: **Jimmy Charles Wright, Jr. and Cheryl Denise Wright, Co-Trustees of Wright Family Revocable Trust 803 Park Lake St. Orlando, FL 32803**	F. Name & Address of Lender: **Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA, ISAOA/ATIMA 1606 Canyon Avenue Northeast Live Oak, FL 32064**
G. Property Location: **TBD NW Keystone Drive Lafayette County, FL 32066**	H. Settlement Agent: **Hill Law & Title PLLC** Place of Settlement: **230 Court Street, S.E. Live Oak, FL 32064**	I. Settlement Date: **07/24/2026** Funding Date: **07/27/2026** Disbursement Date: **07/27/2026**

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	$178,500.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	$7,716.82
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	**$186,216.82**
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	$1,785.00
202. Principal amount of new loan(s)	$142,800.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes 01/01/2026 to 07/24/2026	$275.40
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	**$144,860.40**
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$186,216.82
302. Less amounts paid by/for borrower (line 220)	$144,860.40
303. Cash ☒ From ☐ To Borrower	$41,356.42

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$178,500.00
402. Personal property	
403.	
404. Credit from 26-302	$1,100.00
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	**$179,600.00**
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	$12,166.50
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	
511. County Taxes 01/01/2026 to 07/24/2026	$275.40
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	**$12,441.90**
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$179,600.00
602. Less reductions in amounts due seller (line 520)	$12,441.90
603. Cash ☒ To ☐ From Seller	$167,158.10

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :			
701. $5,355.00 to Southern Land & Homes, LLC / Mossy Oak Properties			
702. $5,705.00 to United Real Estate Gallery			
703. Commission paid at settlement		$2,135.00	$8,925.00
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #A)		
804. Appraisal fee to NCG Appraisals, Inc. - POC by borrower $500.00	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808. Loan Service Fee to Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA, ISAOA/ATIMA		$1,430.00	
809. Association Equity to Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA, ISAOA/ATIMA		$1,000.00	
810. Wire Transfer Fee to Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA, ISAOA/ATIMA		$25.00	
811. Flood Certification Fee to Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA, ISAOA/ATIMA		$22.50	
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 07/27/2026 to 08/01/2026	(from GFE #10)	$241.57	
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment $0.00			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	$149.25	
1102. Settlement or closing fee to Hill Law & Title PLLC			
1103. Owner's title insurance to Old Republic National Title Insurance Company	(from GFE #5)		$967.50
1104. Lender's title insurance to Old Republic National Title Insurance Company $25.00			
1105. Lender's title policy limit $142,800.00			
1106. Owner's title policy limit $178,500.00			
1107. Agent's portion of the total title insurance premium or title guarantee to Hill Law & Title PLLC $694.75			
1108. Underwriter's portion of the total title insurance premium or title guarantee to Old Republic National Title Insurance Company $297.75			
1109. Title - Closing Fee to Hill Law & Title PLLC		$800.00	$800.00
1110. Title - Search Fee to Hill Law & Title PLLC		$150.00	$150.00
1111.			
1112. Lender's ALTA 8.1 Endorsement to Old Republic National Title Insurance Company $25.00			
1113. Lender's ALTA 9-06 Endorsement to Old Republic National Title Insurance Company $99.25			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	$113.50	
1202. Deed $27.00 Mortgage $86.50 Release $ to Lafayette County Clerk			$74.50
1203. Transfer taxes	(from GFE #8)		
1204. City/County tax/stamps Deed $0.00 Mortgage $0.00			
1205. State tax/stamps Deed $1,249.50 Mortgage $0.00 to Lafayette County Clerk			$1,249.50
1206. Recording Fee (Trust Cert) to Lafayette County Clerk $54.50			
1207. Recording Fee (DC Jimmy Sr.) to Lafayette County Clerk $10.00			
1208. Recording Fee (DC Geraldine) to Lafayette County Clerk $10.00			
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302.			
1303.			
1304. 2025 Ad Valorem Taxes to Lafayette County Tax Collector - POC by seller $585.40			
1305. Survey Fee to CHA Surveying & Mapping		$1,650.00	
1306.			
1307.			
1308.			
1309.			
1310.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		**$7,716.82**	**$12,166.50**

Sean William Wells Date

Eileen Wells Date

Jimmy Charles Wright, Jr., individually and as Co-Trustee of the Wright Family Revocable Trust dated October 1, 2018 Date

Cheryl Denise Wright, individually and as Co-Trustee of the Wright Family Revocable Trust dated October 1, 2018 Date

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