

COMERICA BANK
WIRE TRANSFER FAX NOTIFICATION

DOMESTIC CREDIT ADVICE

FLORIDA TITLE AND CLOSING COMPANY
CO JOHN M CAPPELLER JR PA
350 CAMINO GARDENS BLVD STE303
BOCA RATON, FL 33432

Fax Date 06/20/2008
Transfer Date 06/20/2008
Account 1811038387
Seq # 080620003519
Amount \$217,233.00
Fed Ref 000712

Sending Bank 061003415 SILVERTON BK, N.A.

Receiving Bank 067012099 COMERICA BANK

Beneficiary ACCT-1811038387
FLORIDA TITLE & CLOSING COMPANY ESC
350 CAMINO GARDENS BLVD # 303
BOCA RATON, FL 33432

Originator ACCT-xxxxxxx2657
BERNSTEIN FAMILY REALTY LLC
950 PENINSULA CORPORATE CIRCLE
SUITE 3010 BOCA RATON, FL 33487

Originator's Bank ABA-067015999
LEGACY BANK OF FLORIDA

Amount \$217,233.00

Acceptance Timestamp 06/20/2008 11:32

OMAD Fields 20080620F6QC949C00001006201132FT01

IMAD 20080620F1B7281C000712

THIS TRANSFER IS SUBJECT TO APPLICABLE FEES AND THE TERMS AND CONDITIONS OF
THE 'FUNDS TRANSFER AUTHORIZATION AND AGREEMENT'.

PLEASE DIRECT INQUIRIES TO COMERICA INVESTIGATIONS AT 1-800-643-4421
PRESS OPTION 3 AND REFER TO THE WIRE SEQ #

F+00-001

A. Settlement Statement

B. Type of Loan

<input type="radio"/> 1. FHA <input type="radio"/> 4. V.A.	<input type="radio"/> 2. FmHA <input type="radio"/> 5. Conv. Ins.	<input type="radio"/> 3. Conv. Unins.	6. File Number FT08-087	7. Loan Number ID:	8. Mortg. Ins. Case Num.
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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 "(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: Bernstein Family Realty, LLC, a Florida limited liability company
Address of Borrower: 950 Peninsula Corporate Circle, Suite 3010, Boca Raton, Florida 33431

E. NAME OF SELLER: Walter E. Sahn and Patricia Sahn, his wife
Address of Seller: 8230 SE 177th Winterthur Loop, The Villages, Florida 32162 TIN: 311-42-7482

F. NAME OF LENDER: Walter E. Sahn and Patricia Sahn
Address of Lender: 8230 SE 177th Winterthur Loop, The Villages, Florida 32162

G. PROPERTY LOCATION: 2753 NW 34th Street, Boca Raton, Florida 33434 TIN: 72-1587283

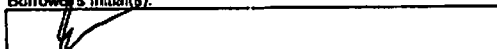
H. SETTLEMENT AGENT: Florida Title & Closing Co. Phone: 561-392-3636
Place of Settlement: 350 Camino Gardens Blvd., Suite 303, Boca Raton, Florida 33432


I. SETTLEMENT DATE: 6/20/08 **DISBURSEMENT DATE:** 6/20/08

J. Summary of borrower's transaction		K. Summary of seller's transaction	
100. Gross amount due from borrower		401. Gross amount due to seller	
101. Contract sales price	360,000.00	401. Contract sales price	360,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	4,359.18	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. Assessments		408. Assessments	
109. Solid Waste Authority from 09/20/08 to 09/30/08	35.48	409. Solid Waste Authority from 08/20/08 to 09/30/08	35.48
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	364,394.64	420. Gross amount due to seller:	360,035.48
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	38,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	5,732.50
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	110,000.00	507. Principal amt of mortgage held by seller	110,000.00
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 from 01/01/08 to 06/20/08	1,161.64	511. County taxes from 01/01/08 to 06/20/08	1,161.64
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	147,161.84	520. Total reductions in amount due seller:	116,894.14
300. Cash at settlement from/to borrower:		600. Cash at settlement toll/from seller:	
301. Gross amount due from borrower (line 120)	364,394.64	601. Gross amount due to seller (line 420)	360,035.48
302. Less amount paid by/for the borrower (line 220)	(147,161.84)	602. Less total reductions in amount due seller (line 520)	(116,894.14)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	217,233.00	603. Cash (<input checked="" type="checkbox"/> To <input type="checkbox"/> From) Seller:	243,141.32

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 6262 and/or Schedule D (Form 1040).

Borrower's Initial(s):


Seller's Initial(s):


Section I - Sales and Other Charges				Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
Item Number	Description	Amount	Payee		
700	Total Sales/Brokers Com. based on price	\$380,000.00 @ % = 540.00			
701	540.00	% to Remax Advantage Plus			
702		% to			
703	Commission paid at settlement			245.00	540.00
704	Processing Fee	to Remax Advantage Plus		245.00	245.00
Section II - Loan Charges					
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			
Section III - Interest					
901	Interest from	06/20/08 to 07/01/08 @ 19.5890 /day		215.48	
902	Mortgage insurance premium for	months to			
903	Hazard insurance premium for	years to			
904	Flood insurance premium for	years to			
905		years to			
Section IV - Reserve Obligations with Borrower					
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				
Section V - Settlement Charges					
1101	Settlement or closing fee	to Florida Title & Closing Co.		150.00	150.00
1102	Abstract or title search	to Florida Title & Closing Co.			275.00
1103	Title examination	to			
1104	Title insurance binder	to			
1105	Mortgage Document Preparation	to Florida Title & Closing Co.		350.00	
1106	Notary fees	to			
1107	Attorney's Fees	to Steven I. Greenwald, P.A.		2,250.00	
	(includes above item numbers:)				
1108	Title Insurance	to Florida Title & Closing Co.		25.00	1,875.00
	(includes above item numbers:)				
1109	Lender's coverage (Premium):	\$110,000.00 (\$25.00)			
1110	Owner's coverage (Premium):	\$380,000.00 (\$1,875.00)			
1111	Endorse:				
1112	to				
1113	to				
Section VI - Recording and Transfer Charges					
1201	Recording fees	Deed \$19.10 Mortgage(s) \$87.10 Releases		108.20	
1202	City/county tax/stamps	Deed Mortgage(s)		220.00	
1203	State tax/stamps	Deed \$2,520.00 Mortgage(s) \$385.00		385.00	2,520.00
1204		to			
1205	Release Processing Fee	to Florida Title & Closing Co.			25.00
Section VII - Additional Settlement Charges					
1301	Survey	to PAC Surveying		325.00	
1302	Courier/Recording/Express Processing	to Florida Title & Closing Co.		50.00	25.00
1303	Municipal Lien Processing Fee	to Florida Title & Closing Co.			40.00
1304	File Storage Processing Fee	to Florida Title & Closing Co.		37.50	37.50
1305		to			
1306		to			
1307		to			
1308		to			
1309					
(Enter on lines 103, Section J and 502, Section K)				4,359.18	5,732.50

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.

By: Bernstein Family Realty, LLC
Simon Bernstein, Manager Borrower

Walter E. Sahn Seller
Patricia Sahn 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.

By: Florida Title & Closing Co.
 As its Authorized Representative

Date

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