

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT

B. TYPE OF LOAN: 1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CONV. INS.

6. FILE NUMBER: 2022082337 7. LOAN NUMBER:

8. MORTGAGE INS 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 "[POC]" 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:
 Timothy G. Rigel
 826 Sylvan Shores Drive
 South Vienna, Ohio 45369

E. NAME AND ADDRESS OF SELLER:
 The Peoples Savings Bank
 10 Monument Square
 Urbana, Ohio 43078

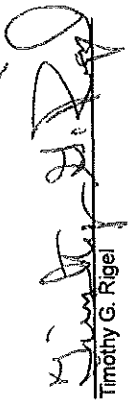
H. SETTLEMENT AGENT: 31-0977548
 Advocate Title Agency

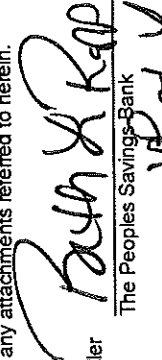
I. SETTLEMENT DATE: August 5, 2022

PLACE OF SETTLEMENT:
 115 West Court Street
 Urbana, Ohio 43078

J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	4,000.00	400. GROSS AMOUNT DUE TO SELLER:	4,000.00
101. Contract Sales Price		401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)		403.	
104.		404.	
105.		405.	
106. City/Town Taxes to		<i>Adjustments For Items Paid By Seller in advance</i>	
107. County Taxes to		406. City/Town Taxes to	
108. Assessments to		407. County Taxes to	
109.		408. Assessments to	
110.		409.	
111.		410.	
112.		411.	
120. GROSS AMOUNT DUE FROM BUYER	4,000.00	412.	
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:		420. GROSS AMOUNT DUE TO SELLER	4,000.00
201. Deposit or earnest money		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
202. Principal Amount of New Loan(s)		501. Excess Deposit (See Instructions)	
203. Existing loan(s) taken subject to		502. Settlement Charges to Seller (Line 1400)	
204.		503. Existing loan(s) taken subject to	
205.		504. Payoff of first Mortgage	
206.		505. Payoff of second Mortgage	
207.		506.	
208.		507.	
209.		508.	
		509.	
		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes 01/01/22 to 08/05/22	414.57	511. County Taxes 01/01/22 to 08/05/22	414.57
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BUYER	414.57	520. TOTAL REDUCTION AMOUNT DUE SELLER	414.57
300. CASH AT SETTLEMENT FROM/TO BUYER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Buyer (Line 120)	4,000.00	601. Gross Amount Due To Seller (Line 420)	4,000.00
302. Less Amount Paid By/For Buyer (Line 220)	(414.57)	602. Less Reductions Due Seller (Line 520)	(414.57)
303. CASH (X FROM) (TO) BUYER	3,585.43	603. CASH (X TO) (FROM) SELLER	3,585.43

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer

 Timothy G. Rigel

Seller

 The Peoples Savings Bank
 VP of Lending

CONTRACT TO PURCHASE REAL ESTATE

Urbana Ohio

I/We offer to purchase from Seller the following described real estate, together with all improvements thereon and all appurtenant rights, located at 180 Seever St. Springfield OH 45504 and further described as follows:

The above described real estate shall include all land and appurtenant rights, also all buildings, fixtures, heating, electrical and plumbing fixtures and facilities, window shades, venetian blinds, awnings, curtain rods, screens, storm windows and storm doors, wall-to-wall carpeting, stair carpeting, built-in kitchen appliances, landscaping and shrubbery, and attached radio and/or television aerials, EXCEPT

The purchase price is to be \$ 4,000.00 payable as follows:

Property is being sold "AS IS"

Seller will pay tax pro-rata

Title to the above described real estate is to be conveyed by Warranty Deed with release of dower, on or before the 30th day of July, 192022; said title to be free, clear and unencumbered, free of building orders, subject to zoning regulations of record, and except easements and restrictions of record, and EXCEPT

Possession is to be given on or before Oct 15, 2022

Seller is to pay all taxes and assessments, if any, due and including the installment due and payable in _____, 19____. Purchaser assumes and agrees to pay taxes and assessments, if any, thereafter.

Rentals and operating expenses shall be prorated as of the date of transfer of title. Seller agrees that at the time of transfer of title, the above described real estate, and all items thereof, will be in the same condition as on the date of this offer, reasonable wear and tear excepted.

This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other representations or agreements have been made or relied upon.

This offer, when accepted, shall constitute a binding contract to be binding upon the parties, their heirs, personal representatives, executors, administrators and assigns.

This offer is to remain open for acceptance until _____

Witness

Date 7/25/22
Emily A. Reed Purchaser

Purchaser

I/We as Sellers accept the above offer and earnest money submitted to us.

Witness

Date 7-25-2022
The Peoples Savings Bank Seller

Ray Beth A. Reed VP of Lending
Seller

Seller

		L SETTLEMENT CHARGES			
700. TOTAL COMMISSION Based on Price		\$	@	%	
Division of Commission (line 700) as follows:					
701. \$	to				
702. \$	to				
703. Commission Paid at Settlement					
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
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 Ins. App. Fee		to			
807. Assumption Fee		to			
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@ \$	/day	(days
902. Mortgage Insurance Premium for	months to)	%
903. Hazard Insurance Premium for	years to				
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance		@ \$	per		
1002. Mortgage Insurance		@ \$	per		
1003. City/Town Taxes		@ \$	per		
1004. County Taxes		@ \$	per		
1005. Assessments		@ \$	per		
1006.		@ \$	per		
1007.		@ \$	per		
1008.		@ \$	per		
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to	Advocate Title Agency, Inc.			
1102. Abstract or Title Search	to				
1103. Title Examination	to	Wagner, Maurice, Davidson & Zook Co. LPA			
1104. Title Insurance Commitment	to				
1105. Document Preparation	to	Wagner, Maurice, Davidson & Zook Co. LPA			
1106. Wire Fees	to				
1107. Attorney's Fees	to				
(includes above item numbers: _____)					
1108. Title Insurance	to				
(includes above item numbers: _____)					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$				
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$:	Mortgage \$:	Releases \$	
1202. City/County Tax/Stamps: Deed			:	Mortgage	
1203. State Tax/Stamps: Deed			:	Mortgage	
1204. Taxes Due		Champaign Co. Treasurer			
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)					0.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.


 Katrina C. Suthery
 Settlement Agent

