

# A. Settlement Statement

U.S. Department of Housing and Urban Development  
OMB Approval No. 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	FFP-RTC			

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 information purposes and are not included in the totals. 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.

TitleExpress Settlement System  
Printed 07/28/2020 at 11:44 NEW

D. NAME OF BUYER:	Regional Trail Corporation
ADDRESS:	
E. NAME OF SELLER:	Festival Fun Parks, LLC
ADDRESS:	
F. NAME OF LENDER:	
ADDRESS:	
G. PROPERTY ADDRESS:	Parcel C, Kennywood/RTC Subdivision, West Mifflin, PA 15122
H. SETTLEMENT AGENT:	TR&A Abstract Company
PLACE OF SETTLEMENT:	One Oxford Centre, 301 Grant Street, 15th Floor, Pittsburgh, PA 15219
I. SETTLEMENT DATE:	07/31/2020

J. SUMMARY OF BUYER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
<b>100. GROSS AMOUNT DUE FROM BUYER</b>		<b>400. GROSS AMOUNT DUE TO SELLER</b>	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to buyer (line 1400)	2,417.44	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. School Taxes		408. School Taxes	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. GROSS AMOUNT DUE FROM BUYER</b>	<b>2,417.44</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>	
<b>200. AMOUNTS PAID BY OR ON BEHALF OF BUYER</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
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		511. County taxes	
212. School Taxes		512. School Taxes	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. TOTAL PAID BY/FOR BUYER</b>		<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	
<b>300. CASH AT SETTLEMENT FROM OR TO BUYER</b>		<b>600. CASH AT SETTLEMENT TO OR FROM SELLER</b>	
301. Gross amount due from buyer (line 120)	2,417.44	601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for buyer (line 220)		602. Less reduction amount due seller (line 520)	
<b>303. CASH FROM BUYER</b>	<b>2,417.44</b>	<b>603. CASH TO SELLER</b>	<b>0.00</b>

**SUBSTITUTE FORM 1099 SELLER STATEMENT:** The information contained herein is important tax information and is being furnished to the Internal Revenue Service. 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. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: 25-1655910) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: \_\_\_\_\_ SELLER(S) SIGNATURE(S): \_\_\_\_\_

SELLER(S) NEW MAILING ADDRESS: \_\_\_\_\_

SELLER(S) PHONE NUMBERS: \_\_\_\_\_ (H) \_\_\_\_\_ (W)

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

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L. SETTLEMENT CHARGES		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ =			
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at Settlement			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report			
805.			
806.			
807.			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to	@ \$	/day
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$		/mo
1002. Mortgage Insurance	mo. @ \$		/mo
1003. City Property Tax	mo. @ \$		/mo
1004. County Property Tax	mo. @ \$		/mo
1005. School Taxes	mo. @ \$		/mo
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101.			
1102. Abstract or Title Search			
1103. Title Examination			
1104. Title Insurance Binder			
1105.			
1106. Engineering Costs	to Gateway Engineers	155.00	
1107. Attorney's fees			
(Includes above items No: )			
1108. Title Insurance	to WAIVED		
(Includes above items No: )			
1109. Lender's Coverage \$			
1110. Owner's Coverage \$			
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 451.50	; Mortgage \$		; Release \$ 451.50
1202. City/County tax/stamps	Deed \$ 905.47		; Mortgage \$ 905.47
1203. State Tax/stamps	Deed \$ 905.47		; Mortgage \$ 905.47
1204. Deed \$	; Mortgage \$		; Release \$
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1400. TOTAL SETTLEMENT CHARGES		(enter on lines 103, Section J and 502, Section K)	2,417.44

HUD CERTIFICATION OF BUYER AND SELLER

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 certify that I have received a copy of the HUD-1 Settlement Statement.

*[Signature]*  
Regional Real Corporation

FESTIVAL FUN PARTS, LLC

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18, U.S. CODE SECTION 1001 AND SECTION 1010.

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: *[Signature]* DATE: 7/31/2020

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
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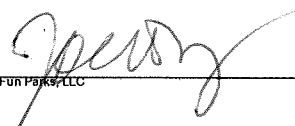
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Festival Fun Parks, LLC \_\_\_\_\_

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