

# 100%

# FINANCED



**Carolyn Robinson received 100% financing through her education and training with the Lee Arnold System.**

### Actual HUD Statement

Description	Debit	Credit
Sale Price of Property	\$126,000.00	
Loan Amount		\$197,400.00
Deposit		\$1,000.00
<b>Tax Provisions &amp; Adjustments</b>		
County property taxes from 01/01/2023 thru 04/27/2023		\$649.79
Rehab Escrow Funds to Lake City Servicing	\$53,944.00	
<b>Lender Loan Fees</b>		
Consulting Fee to Cogo Capital	\$977.00	
Service Setup to Lake City Servicing	\$225.00	
Proposed Interest - per day from 04/28/2023 to 05/01/2023	\$213.69	
Origination to Cogo Capital	\$6,900.00	
<b>Other Loan Fees</b>		
Loan Servicing Fee to Lake City Servicing	\$240.00	
Escrow Hold back fee and funding to Lake City Servicing	\$300.00	
Funding Fee to Secured Investment Corp	\$150.00	
Draw Processing Fee to Lake City Servicing	\$1,000.00	
Inspection Fee	\$600.00	
Doc Prep Fee to [REDACTED]	\$300.00	
Flood Certification to Cogo Capital	\$50.00	
Underwriting Fee to Cogo Capital	\$998.00	
<b>Title/Escrow/Settlement Charges</b>		
Title - Recording Service Fee to [REDACTED]	\$10.00	
Title - Lender's Title Insurance to [REDACTED]	\$569.00	
Title - Settlement Agent Fee to [REDACTED]	\$400.00	
Title - Wire Service Fees to [REDACTED]	\$25.00	
Title - GAP Endorsement to [REDACTED]	\$150.00	
Title - Delivery Service Fee to [REDACTED]	\$25.00	
<b>Recording and Transfer Charges</b>		
Recording Fee (Deed) to Register of Deeds - eRecording	\$30.00	
Recording Fee (Mortgage) to Register of Deeds - eRecording	\$30.00	
<b>Miscellaneous</b>		
Broker Fee to Funds 2 Unlimited LLC	\$197.40	
Mobile Notary Fee to [REDACTED]	\$225.00	
Wanted Insurance to [REDACTED]	\$916.00	
Tax Imposition deposits to Lake City Servicing	\$2,027.11	
Inv. Imposition Deposits to Lake City Servicing	\$516.00	
<b>Subtotals</b>		
	\$197,347.20	\$199,049.79
<b>Due To Buyer</b>	<b>\$1,702.59</b>	
<b>Totals</b>		
	\$199,049.79	\$199,049.79

Undersigned directs Settlement Agent to disburse funds in accordance with this statement. Undersigned holds Settlement Agent harmless for any omissions in said statement and agrees to indemnify Settlement Agent for any loss incurred by virtue of disbursing funds in said manner.

### The Details

**Client:** Carolyn Robinson

**Dollars Invested:** \$0 Dollars invested in deal

**Financing Benefit:** Earned 100% Financing benefit by attending Lee's Inner Circle Real Estate training

**Deal:** Purchase & Rehab

**Address:** 605 & 595 S Lake Ave, Phillips, WI 54555,

**Entity:** Pro Property Buyers Unlimited, LLC

**Borrower:** Carolyn Robinson

**Purchase:** \$126,000

**Rehab:** \$53,944

**ARV:** \$282,000

**Loan Amount:** \$197,400

Closing Cost covered in the loan.

**Received a check for \$197.40 for being the Broker on the loan.**

**Walked away from the table with a check in hand \$1,702.59**