



A. Settlement Statement (HUD-1) FINAL

B. Type of Loan

1. FHA	2. RHS	3. X ConvUnins	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
4. VA	5. Conv Ins.				

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:	E. Name & Address of Seller:	F. Name & Address of Lender: PROVIDENT HOME LOANS 851 TRAEGER AVENUE SUITE 100 SAN BRUNO, CA 94066
G. Property Location:	H. Settlement Agent: NATIONAL CLOSING SOLUTIONS, INC. 12808 W. AIRPORT BLVD., STE 330 SUGAR LAND, TX 77478 Place of Settlement:	I. Settlement Date: August 15 2012 2. Disbursement Date: August 20 2012

J. Summary of Borrower's Transactions **K. Summary of Seller's Transactions**

100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	8,177.81	403.	
104. Payoff of First mortgage loan CHASE	353,671.60	404.	
105.		405.	
Adjustment 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.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	361,849.41	420. Gross Amount Due to Seller	
200. Amounts Paid by or in Behalf of Borrower		500. Reductions In Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	355,000.00	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. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	355,000.00	520. Total Reduction Amount Due Seller	
300. Cash at Settlement from/to Borrower		600. Cash at Settlement from Seller	
301. Gross amount due from borrower (line 120)	361,849.41	601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	(355,000.00)	602. Less reductions in amount due seller (line 520)	(0)
303. Cash FROM Borrower	6,849.41	603. Cash TO Seller	

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 commissions (line 700) as follows:			
701.			
702.			
703.	Commission paid at settlement		
704.			
800. Items Payable in Connection with Loan			
801.	Our origination charge (Includes Origination Point(s) \$0.00)	\$1199.00 (from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen	\$-4881.25 (from GFE #2)	
803.	Your adjusted origination charges	(from GFE A)	-3,682.25
804.	Appraisal fee lender/vendor llc	(from GFE #3)	460.00
805.	Credit report	(from GFE #3)	
806.	Tax service	(from GFE #3)	
807.	Flood certification	(from GFE #3)	
808.			
900. Items Required by Lender to Be Paid in Advance			
901.	Daily Interest Charges 08/20/12-09/01/12 @ 34.5100 p/d	(from GFE #10)	414.12
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)	8,909.34
1002.	Homeowner's insurance 5 Mths @ 195.3300 per mo.	\$976.65	
1003.	Mortgage insurance		
1004.	Property taxes 10 Mths @ 930.0000 per mo.	\$9300.00	
1005.			
1006.			
1007.	Aggregate Adjustment from PROVIDENT HOME LOANS	\$-1367.31	
1100. Title Charges			
1101.	Title services and lender's title insurance	(from GFE #4)	1,961.60
1102.	Settlement or closing fee to NATIONAL CLOSING SOLUTIONS, INC.	\$400.00	
1103.	Owner's title insurance	(from GFE #5)	
1104.	Lender's title insurance to NATIONAL CLOSING SOLUTIONS, INC.	\$1511.25	
1105.	Lender's title policy limit \$355,000.00 TLTA Short Form Mortgagee Policy (Form T-2R) 2010 T-19, T-30, T-36, T-17, R-24,		
1106.	Owner's title policy limit		
1107.	Agent's portion of the total title insurance premium	\$1134.56	
1108.	Underwriter's portion of the total title insurance premium Westcor Land Title Insurance Company	\$226.69	
1109.	See Detail Addendum	\$45.35	
1200. Government Recording and Transfer Charges			
1201.	Government recording charges	(from GFE #7)	115.00
1202.	Deed \$ Mortgage \$115.00 Releases \$		
1203.	Transfer taxes	(from GFE #8)	
1204.	City/County tax/stamps		
1205.	State tax/stamps Deed \$ Mortgage \$		
1206.			
1300. Additional Settlement Charges			
1301.	Required services that you can shop for	(from GFE #6)	
1302.			
1303.			
1304.			
1305.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			8,177.81

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD - Line Number		
Our origination charge	#801	1,199.00	1,199.00
Your credit or charge (points) for the specific interest rate chosen	#802	-4,881.25	-4,881.25
Your adjusted origination charges	#803	-3,682.25	-3,682.25
Transfer taxes	#1203		

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	#1201	135.00	115.00
Title services and lender's title insurance	#1101	2,065.00	1,961.60
Owner's title insurance	#1103		
Appraisal fee	#804	460.00	460.00
	#		
	#		
	#		
	#		
	Total	2660.00	2536.60
Increase between GFE and HUD-1 Charges		\$-123.40 or	-4.6391%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	5,770.00	8,909.34
Daily interest charges \$34.5100/day	#901	724.71	414.12
Homeowner's insurance	#903		
	#		
	#		
	#		

Loan Terms

Your initial loan amount is	\$355,000.00
Your loan term is	30 years
Your initial interest rate is	3.500%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$1,594.11 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of %. The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$.
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$. The maximum it can ever rise to is \$.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on .
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$1,125.33 that results in a total initial monthly amount owed of \$2,719.44. This includes principal, interest, any mortgage insurance and any items checked below.
	<input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Flood Insurance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

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

By: _____

By: _____

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: _____ DATE _____
SETTLEMENT AGENT

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.

Additional sellers/buyers/lender overflow

		Buyer Charges	Seller Charges
1100. TITLE CHARGES			
Texas Guarantee Fee to NATIONAL CLOSING SOLUTIONS, INC.	\$2.00		
Tax Certificate	\$43.35		
Total of Items in TITLE CHARGES: (line 1109)		<u>0.00</u>	<u>0.00</u>

Initials: _____