



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> RHS    3. <input checked="" type="checkbox"/> CONV. UNINS.			6. File Number:  NEW RESPA HUD	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA    5. <input type="checkbox"/> 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: BEN BUYER 123 ANYWHERE STREET Jacksonville, Florida 32257		E. Name & Address of Seller: SAM SELLER		F. Name & Address of Lender: PNC BANK 520 Broadhollow Road Melville, New York 11747	
G. Property Location: 123 ANYWHERE STREET Jacksonville, Duval County, Florida 32257		H. Settlement Agent: Estate Title & Trust 10450 San Jose Boulevard, Suite 3 Jacksonville, Florida 32257 904-260-5222 fax: 904-260-5202		I. Settlement Date: April 15, 2010	
		Place of Settlement: Estate Title & Trust 10450 San Jose Boulevard, Suite 3 Jacksonville, Florida 32257 Duval County Phone: (904) 260-5222			

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction
<b>100. Gross Amount Due From Borrower:</b>	<b>400. Gross Amount Due To Seller:</b>
101. Contract Sales Price 200,000.00	401. Contract Sales Price 200,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Borrower (line 1400) 8,136.23	403.
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 / Parish Taxes	407. County / Parish Taxes
108. Assessments Apr 15, 2010 thru Dec 31, 2010 303.90	408. Assessments Apr 15, 2010 thru Dec 31, 2010 303.90
109. CDD FEES Apr 15, 2010 thru Sep 30, 2010 752.40	409. CDD FEES Apr 15, 2010 thru Sep 30, 2010 752.40
120. Gross Amount Due from Borrower: 209,192.53	420. Gross Amount Due to Seller: 201,056.30
<b>200. Amounts Paid by or in Behalf of Borrower:</b>	<b>500. Reductions in Amount Due to Seller:</b>
201. Deposit or Earnest Money 1,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan 155,000.00	502. Settlement Charges to Seller (Line 1400) 14,150.00
203. Existing Loan(s) taken subject to	503. Existing Loan(s) taken subject to
204. Daily interest credit	504. Payoff of First Mortgage Loan 165,238.45
205.	505. Payoff of Second Mortgage Loan
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2010 thru Apr 14, 2010 525.70	511. County / Parish Taxes Jan 1, 2010 thru Apr 14, 2010 525.70
212. Assessments	512. Assessments
213. CREDIT FOR OWNERS POLICY (LINE 1103) 825.00	513. CREDIT FOR OWNERS POLICY (LINE 1103) 825.00
214. CLOSING COST CREDIT 3,500.00	514. CLOSING COST CREDIT 3,500.00
220. Total Paid by / for Borrower: 160,850.70	520. Total Reductions in Amount Due Seller: 184,239.15
<b>300. Cash at Settlement from / to Borrower:</b>	<b>600. Cash at Settlement to / from Seller:</b>
301. Gross Amount due from Borrower (line 120) 209,192.53	601. Gross Amount due to Seller (line 420) 201,056.30
302. Less Amount Paid by/for Borrower (line 220) 160,850.70	602. Less Reductions Amount due Seller (line 520) 184,239.15
<b>303. Cash From Borrower: \$48,341.83</b>	<b>603. Cash To Seller: \$16,817.15</b>

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 Sales / Broker's Commission: \$12,000.00 Division of Commission (line 700) as follows			Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
701.	6,000.00 to COLDWELL BANKER			
702.	6,000.00 to KELLER WILLIAMS			
703.	Commission Paid at Settlement			
				12,000.00
800. Items Payable in Connection with Loan:				
801.	Our origination charge	(from GFE #1) \$1,500.00		
802.	Your credit or charge (points) for the specific interest rate chosen to PNC BANK	(from GFE #2) \$2,500.00		
803.	Your adjusted origination charges	(from GFE #A)	4,000.00	
804.	Appraisal Fee	(from GFE #3)	450.00	
805.	Credit Report	(from GFE #3)	25.00	
806.	Tax Service			
807.	Flood Certification			
900. Items Required by Lender to be Paid in Advance:				
901.	Daily interest charge from Apr 15, 2010 to to May 1, 2010 @ 21.2329 / day for 16 days	(from GFE #10)	339.73	
902.	Mortgage Insurance Premium	(from GFE #3)		
903.	Homeowner's Insurance	(from GFE #11)	900.00	
1000. Reserves Deposited with Lender:				
1001.	Initial deposit for your escrow account	(from GFE #9)		
1002.	Homeowner's Insurance months @ \$ per month	\$		
1003.	Mortgage Insurance months @ \$ per month	\$0.00		
1004.	Property Taxes months @ \$ per month	\$		
1099.	Aggregate Adjustment	\$0.00		
1100. Title Charges:				
1101.	Title services and lender's title insurance	(from GFE #4)	297.50	
1102.	Settlement or Closing Fee to Estate Title & Trust	\$		400.00
1103.	Owner's Title Insurance (First American Title Insurance Company) to Estate Title & Trust	(from GFE #5)	825.00	
1104.	Lender's Title Insurance (First American Title Insurance Company) to Estate Title & Trust	\$297.50		
	Lender's Premium (Risk Rate Premium: 25.00)	\$150.00		
	Endorsement 8.1	\$25.00		
	Endorsement 5.1	\$25.00		
	Endorsement FL Form 9	\$97.50		
1105.	Lender's Title Policy Limit \$75,000.00			
1106.	Owner's Title Policy Limit \$150,000.00			
1107.	Agent's Portion of the Total Title Insurance Premium	\$785.75		
1108.	Underwriter's Portion of the Total Title Insurance Premium	\$336.75		
1200. Government Recording and Transfer Charges:				
1201.	Government Recording Charges	(from GFE #7)	232.50	
1202.	Deed \$18.50 Mortgage \$214.00 Releases \$0.00			
1203.	Transfer Taxes	(from GFE #8)	852.50	
1204.	City/County tax/stamps Deed \$0.00 Mortgage \$0.00			
1205.	State tax/stamps Deed \$1,400.00 Mortgage \$542.50			1,400.00
1206.	Intangible Tax to Clerk of the Circuit Court	\$310.00		
1207.	Other Tax 2	\$		
1300. Additional Settlement Charges:				
1301.	Required services that you can shop for	(from GFE #6)	214.00	
1302.	Survey			350.00
1303.	Pest Inspection	\$125.00		
1304.	Tax Service Fee	\$78.00		
1305.	Flood Certification Fee	\$11.00		
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)			\$8,136.23	\$14,150.00

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 HUD-1 Settlement Statement.

Borrower: \_\_\_\_\_  
BEN BUYER  
\_\_\_\_\_  
Address

Seller: \_\_\_\_\_  
SAM SELLER  
\_\_\_\_\_  
Address

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: \_\_\_\_\_  
Julie Douglass

Date: April 15, 2010

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 or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges

Charges That Cannot Increase	HUD-1 Line No.	Good Faith Estimate	HUD-1
Our origination charge	# 801	1,500.00	1,500.00
Your credit or charge (points) for the specific interest rate chosen	# 802	2,500.00	2,500.00
Your adjusted origination charges	# 803	4,000.00	4,000.00
Transfer taxes	#1203	0.00	852.50

Charges That in Total Cannot Increase More Than 10%	HUD-1 Line No.	Good Faith Estimate	HUD-1
Government Recording Charges	#1201	250.00	232.50
Appraisal Fee	# 804	450.00	450.00
Credit Report	# 805	25.00	25.00
Title services and lender's title insurance	#1101	148.00	297.50
Owner's Title Insurance	#1103	825.00	825.00
Pest Inspection	#1303	125.00	125.00
Tax Service Fee	#1304	78.00	78.00
Flood Certification Fee	#1305	11.00	11.00
Total		1,912.00	2,044.00
Increase between GFE and HUD-1 Charges		132.00	6.90%

Charges That Can Change	HUD-1 Line No.	Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	771.00	0.00
Daily interest charge from Apr 15, 2010 to to May 1, 2010 @ 21.2329 / day for 16 days	# 901	318.45	339.73
Homeowner's insurance	# 903	650.00	900.00

Loan Terms

Your initial loan amount is	\$155,000.00
Your loan term is	30 years
Your initial interest rate is	5 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$832.07 includes [ X ] Principal [ X ] Interest [ ] Mortgage Insurance
Can your interest rate rise?	[ X ] No. [ ] 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?	[ X ] No. [ ] 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?	[ X ] No. [ ] 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?	[ X ] No. [ ] Yes, your maximum prepayment penalty is \$_____.
Does your loan have a balloon payment?	[ X ] No. [ ] Yes, you have a balloon payment of \$_____ due in _____ years on_____.
Total monthly amount owed including escrow account payments	[ ] 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. [ X ] You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$. This includes principal, interest, any mortgage insurance and any items checked below: [ ] Property taxes [ ] [ ] Flood insurance [ ] [ ] Homeowner's insurance [ ]

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