

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265  
(expires 11/30/2009)



<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number SAMPLE
4. <input type="checkbox"/> VA		5. <input type="checkbox"/> Conv. Ins.	
7. Loan Number			
8. Mortgage Insurance Case Number			
<b>C. Note:</b> 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.			
D. Name and Address of Borrower Sally Homebuyer John Homebuyer 1234 Anywhere Road Hometown, USA 11111		E. Name and Address of Seller Ann Homeseller Dan Homeseller 1234 Anywhere Road Hometown, USA 11111	
F. Name and Address of Lender Hometown Mortgage 123 Money Street Hometown, USA 11111			
G. Property Location 1234 Anywhere Road Hometown, USA 11111  Charles County		H. Settlement Agent A-1 Title Services, LLC  Place of Settlement 5 Mooncoin Circle Waldorf, Maryland 20602	
I. Settlement Date 11/09/07			
<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>	
100. <b>GROSS AMOUNT DUE FROM BORROWER</b>		400. <b>GROSS AMOUNT DUE TO SELLER</b>	
101. Contract sales price	150,000.00	401. Contract sales price	150,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	8,315.40	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	11/09 to 06/30 1,278.69	407. County taxes	11/09 to 06/30 1,278.69
108. Assessments	to	408. Assessments	to
109. Monthly HOA Dues from 11/01/07-11/30/07	106.40	409. Monthly HOA Dues from 11/01/07-11/30/07	106.40
110.		410.	
111.		411.	
112.		412.	
120. <b>GROSS AMOUNT DUE FROM BORROWER</b>	159,700.49	420. <b>GROSS AMOUNT DUE TO SELLER</b>	151,385.09
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>		<b>500. REDUCTIONS IN AMOUNT TO SELLER</b>	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	150,000.00	502. Settlement charges to seller (line 1400)	10,595.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	100,000.00
		Mortgage USA	
205.		505. Payoff of second mortgage loan	
206.		506. Water Escrow	200.00
207. Seller Paid Closing Cost	4,500.00	507. Seller Paid Closing Cost	4,500.00
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	to	511. County taxes	to
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. <b>TOTAL PAID BY / FOR BORROWER</b>	155,500.00	520. <b>TOTAL REDUCTION AMOUNT DUE SELLER</b>	115,295.00
<b>300. CASH AT SETTLEMENT FROM OR TO BORROWER</b>		<b>600. CASH AT SETTLEMENT TO OR FROM SELLER</b>	
301. Gross amount due from borrower (line 120)	159,700.49	601. Gross amount due to seller (line 420)	151,385.09
302. Less amounts paid by/for borrower (line 220)	155,500.00	602. Less reduction amount due to seller (line 520)	115,295.00
<b>303. CASH</b>	<b>FROM BORROWER</b>	<b>4,200.49</b>	<b>603. CASH</b>
			<b>TO SELLER</b>
			<b>36,090.09</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.

**SELLER INSTRUCTIONS:** To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 6252, and/or Schedule D (Form 1040).

You are required by law to provide the settlement agent 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# \_\_\_\_\_ Ann Homeseller

L. SETTLEMENT CHARGES:				File Number: SAMPLE				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	<b>TOTAL SALES/BROKER'S COMMISSION based on price \$</b>	150,000.00 @	6.00 =	9,000.00					
Division of commission (line 700) as follows:									
701.	\$	4,500.00 to	Hometown Real Estate						
702.	\$	4,500.00 to	Anywhere Real Estate						
703.	Commission paid at Settlement								9,000.00
704.	Admin Fee	Hometown RE/Anywhere RE					295.00	295.00	
800.	<b>ITEMS PAYABLE IN CONNECTION WITH LOAN</b>				<b>P.O.C.</b>				
801.	Loan Origination Fee	1 %	Hometown Mortgage				1,500.00		
802.	Loan Discount	1 %	Hometown Mortgage				1,500.00		
803.	Appraisal Fee	to	Hometown Appraisers	350.00B					
804.	Credit Report	to	Hometown Credit				15.00		
805.	Lender's Inspection Fee	to							
806.	Mtg. Ins. Application Fee	to							
807.	Assumption Fee	to							
808.	Underwriting Fees		Hometown Mortgage				495.00		
809.	Processing Fee		Hometown Mortgage				295.00		
810.	Application Fee		Hometown Mortgage				195.00		
811.	Flood Cert Fee		Real Estate Flood Serv.				18.00		
812.	Tax service fee		Real Estate Tax Serv.				89.00		
813.									
814.									
815.									
900.	<b>ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>								
901.	Interest from	11/09/07	to	12/01/07	@ \$	23.45	/day	22	day(s)
								515.90	
902.	Mortgage Insurance Premium		to						
903.	Hazard Insurance Premium		yrs. to		Insurance Company			550.00	
904.									
905.									
1000.	<b>RESERVES DEPOSITED WITH LENDER FOR</b>								
1001.	Hazard Insurance	3	mo. @ \$	45.83	/	mo.		137.49	
1002.	Mortgage Insurance		mo. @ \$		/	mo.			
1003.	City property taxes		mo. @ \$		/	mo.			
1004.	County property taxes	3	mo. @ \$	166.67	/	mo.		500.01	
1005.	Annual Assessments		mo. @ \$		/	mo.			
1006.			mo. @ \$		/	mo.			
1007.			mo. @ \$		/	mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments								
1100.	<b>TITLE CHARGES</b>								
1101.	Settlement or closing fee	to	A-1 Title Services, LLC					295.00	100.00
1102.	Abstract or title search	to	Abstractor					175.00	
1103.	Title examination	to	A-1 Title Services, LLC					150.00	
1104.	Title insurance binder	to							
1105.	Document preparation	to							
1106.	Notary fees	to							
1107.	Attorney's fees	to	Phil Neff					50.00	
	(includes above item No: )								
1108.	Title insurance	to							
	(includes above item No: )								
1109.	Lender's coverage								
1110.	Owner's coverage								
1111.									
1112.	Courier Fee		A-1 Title Services, LLC					60.00	
1113.	Release/Reconveyance Fee		A-1 Title Services, LLC						75.00
1200.	<b>GOVERNMENT RECORDING AND TRANSFER CHARGES</b>								
1201.	Recording fees	Deed \$	40.00	;	Mortgage \$	40.00	;	Releases \$	80.00
1202.	City/county/stamps	Deed \$	1,500.00	;	Mortgage \$			750.00	750.00
1203.	State tax/stamps	Deed \$	750.00	;	Mortgage \$			375.00	375.00
1204.		Deed \$		;	Mortgage \$				
1205.									
1300.	<b>ADDITIONAL SETTLEMENT CHARGES</b>								
1301.	Survey	to	Survey Company					220.00	
1302.	Pest inspection	to	Termite Company					55.00	
1303.									
1304.									
1305.									
1306.									
1307.									
1308.									
1400.	<b>TOTAL SETTLEMENT CHARGES</b> (enter on lines 103 and 502, Sections J and K)							8,315.40	10,595.00

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 the HUD-1 Settlement Statement.

Sally Homebuyer

John Homebuyer

Ann Homeseller

Dan Homeseller

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.

A-1 Title Services, LLC

Date

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.