

## A. Settlement Statement

U.S. Department of Housing  
and Urban DevelopmentOMB Approval No. 2502-0265  
(expires 11/30/2009)

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 990099999	7. Loan Number: 880088888	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: Happy Homebuiyer 1234 Happy Street Ourtown, OS 99999	E. Name & Address of Seller: Seller Address Info Here	F. Name & Address of Lender: Lender info here.
--	--	---

G. Property Location: 7924 Theme Avenue Ourtown, OS 99999	H. Settlement Agent: Ourtown Title Co. Place of Settlement: Title Co. Address	I. Settlement Date: 05/22/2003
---	--	-----------------------------------

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		189,000.00		401. Contract sales price		189,000.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (line 1400)		2,936.42		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	75.00		406. City/town taxes	to	75.00	
107. County taxes	to			407. County taxes	to		
108. Assessments	to			408. Assessments	to		
109.				409.			
110.				410.			
111.				411.			
112.				412.			
<b>120. Gross Amount Due From Borrower</b>		<b>192,011.42</b>		<b>420. Gross Amount Due To Seller</b>		<b>189,075.00</b>	
<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		2500.00		501. Excess deposit (see instructions)			
202. Principal amount of new loan(s)		75,000.00		502. Settlement charges to seller (line 1400)		17,236.41	
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.			
<b>Adjustments for items unpaid by seller</b>				<b>Adjustments for items unpaid by seller</b>			
210. City/town taxes	to	199.94		510. City/town taxes	to	199.94	
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.			
<b>220. Total Paid By/For Borrower</b>		<b>77,699.94</b>		<b>520. Total Reduction Amount Due Seller</b>		<b>17,436.35</b>	
<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)		192,011.42		601. Gross amount due to seller (line 420)		189,075.00	
302. Less amounts paid by/for borrower (line 220)	(	77,699.94)		602. Less reductions in amt. due seller (line 520)	(	17,436.35)	
<b>303. Cash</b>	<input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>114,311.48</b>		<b>603. Cash</b>	<input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	<b>171,638.65</b>	

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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.

The information requested does not lend itself to confidentiality.

L. Settlement Charges						
700.	Total Sales/Broker's Commission based on price \$ 189,000.00 @ 6 % =			11,340.00		
Division of Commission (line 700) as follows:						
701.	\$	5670.00	to Sample Realty		Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
702.	\$	5670.00	to Local Real Estate			
703.	Commission paid at Settlement					11,340.00
704.						715.84
800.	Items Payable In Connection With Loan					
801.	Loan Origination Fee	1.00 %	Sample Mortgage Company	750.00		
802.	Loan Discount	%				
803.	Appraisal Fee	to	Sample Mortgage Company	450.00		
804.	Credit Report	to	Sample Mortgage Company	9.52		
805.	Lender's Inspection Fee					
806.	Mortgage Insurance Application Fee to					
807.	Assumption Fee					
808.	Processing Fee	to	Sample Mortgage Company	400.00		
809.					380.00	
810.					60.00	
811.					69.00	
900.	Items Required By Lender To Be Paid In Advance					
901.	Interest from	05/27/03	to 06/01/03	@ \$ 8.83 /day	35.32	
902.	Mortgage Insurance Premium for				months to	
903.	Hazard Insurance Premium for				years to	
904.					years to	
905.						
1000.	Reserves Deposited With Lender					
1001.	Hazard insurance	2 months@\$	34.84 per month	69.68		
1002.	Mortgage insurance	months@\$	per month			
1003.	City property taxes	months@\$	per month			
1004.	County property taxes	2 months@\$	42.55 per month	85.10		
1005.	Annual assessments	months@\$	per month			
1006.		months@\$	per month			
1007.		months@\$	per month			
1008.	Aggregate Acct. Adj.	months@\$	per month	-0.20		
1100.	Title Charges					
1101.	Settlement or closing fee	to	OurTown Title Co.	213.00		213.00
1102.	Abstract or title search	to				
1103.	Title examination	to				
1104.	Title insurance binder	to	OurTown Title Co.	50.00		
1105.	Document preparation	to				
1106.	Notary fees	to				
1107.	Attorney's fees	to	Attorney Person, LLC			190.46
(includes above items numbers: )						
1108.	Title insurance	to	OurTown Title Co.	30.00		1272.00
(includes above items numbers: )						
1109.	Lender's coverage	\$	75,000.00			
1110.	Owner's coverage	\$	189,000.00			
1111.	Deletions & Endorsements	to	OurTown Title Co.	216.50		
1112.	Deletions & Lenders	to	OurTown Title Co.	50.00		
1113.						
1200.	Government Recording and Transfer Charges					
1201.	Recording fees: Deed \$	11.00 ; Mortgage \$	38.00 ; Releases \$	49.00		
1202.	City/county tax/stamps: Deed \$		; Mortgage \$			
1203.	State tax/stamps: Deed \$		; Mortgage \$			
1204.						
1205.						
1300.	Additional Settlement Charges					
1301.	Survey	to	Metes & Bounds Survey Co.			478.41
1302.	Pest inspection to					
1303.	FEDEX/Express Mail to OurTown Title Co.				20.00	
1304.	Amount to OurTown Escrow Co. for Driveway work after closing.					3000.00
1305.	Escrow fee to OurTown Escrow Co. for item 1304					26.70
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				2,936.42	17,236.41