



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

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	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
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
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
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
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
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
303. Cash From Borrower:	\$48,341.83	603. Cash To Seller:	\$16,817.15

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			
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 <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 \$ that results in a total initial monthly amount owed of \$. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/>

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