



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 HUD1P TEST	7. Loan Number: 9876543210000	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 agents 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: Thomas Jones, Shirley Jones 209 Franklin Court, North Wales, Pa 19454	E. Name & Address of Seller: Thomas Criuse, Suri Cruise 1414 Mocking Bird Lane, Spooky, Pa 19000	F. Name & Address of Lender: Respectfull Mortgage 1111 Serindipty Place, Ste. 100000, Someplac Pa 190000
G. Property Location: 1414 Mocking Bird Lane Spooky, Pa 19000	H. Settlement Agent: Old Republic National Title Insurance Co. 800-842-2080 Fax: 610-687-6056	I. Settlement Date: 01/10/2010 Disbursement Date: 01/10/2010
	Place of Settlement: ROBIN KEMMERER, 102 WOWSER ST, BREMINGTON, PA 19001	TitleExpress Printed 01/28/2010 at 3:32 pm

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	250,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	14,047.05
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 01/10/2010 to 12/31/2010	275.00
107. County taxes 01/10/2010 to 12/31/2010	605.00
108. Assessments to	
109. SCHOOL TAXES 01/10/2010 to 06/30/2010	1,500.00
110.	
111.	
112.	
120. Gross Amount Due from Borrower	266,427.05
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	25,000.00
202. Principal amount of new loan(s)	150,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206. Page 2 credit from seller***	55.00
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	175,055.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	266,427.05
302. Less amounts paid by/for borrower (line 220)	175,055.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	91,372.05

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	250,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 01/10/2010 to 12/31/2010	275.00
407. County taxes 01/10/2010 to 12/31/2010	605.00
408. Assessments to	
409. SCHOOL TAXES 01/10/2010 to 06/30/2010	1,500.00
410.	
411.	
412.	
420. Gross Amount Due to Seller	252,380.00
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	18,720.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	155,000.00
505. Payoff of second mortgage loan	10,000.00
506. Page 2 credit from seller***	55.00
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	183,775.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	252,380.00
602. Less reductions in amount due seller (line 520)	183,775.00
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	68,605.00

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 commission (line 700) as follows:					
701.	\$7,500.00	to	REMAX CLASSIC		
702.	\$7,500.00	to	Robin Kemmerer Assoc., Inc.		
703.	Commission paid at settlement				15,000.00
704.	BROKER SERVICE FEE	to	REMAX	525.00	
705.	BROKER SERVICE FEE	to	ROBIN KEMMERER		250.00
706.	CERTIFICATION FEES	to	ROBIN KEMMERER		55.00
800. Items Payable in Connection with Loan					
801.	Our origination charge	\$1,000.00	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	\$2,000.00	(from GFE #2)		
803.	Your adjusted origination charges		(from GFE A)	3,000.00	
804.	Appraisal fee	to ABC APPRIASAL	(from GFE #3)	300.00	
805.	Credit report	to ORCRECO	(from GFE #3)	15.00	
806.	Tax service	to ORTAXSERV	95.00 P*B (from GFE #3)		
807.	Flood certification	to ORTRIS	(from GFE #3)	5.00	
808.		to			
900. Items Required by Lender to be Paid in Advance					
901.	Daily interest charges from	from 01/10/2010 to 01/31/2010 @ \$27.6200/day	(from GFE #10)	580.02	
902.	Mortgage Ins. Premium	for months to	(from GFE #3)		
903.	Homeowner's insurance for	for 12 months to USAA Federal Savings Bank	(from GFE #11)	1,111.00	
904.		months to	(from GFE #11)		
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account		(from GFE #9)	1,345.16	
1002.	Homeowner's insurance	2 months @ \$ 92.58/month \$185.16			
1003.	Mortgage Insurance	months @ \$ 0.00/month \$0.00			
1004.	City Property Tax	2 months @ \$ 25.00/month \$50.00			
1005.	County Property Tax	2 months @ \$ 55.00/month \$110.00			
1006.	Assessments	months @ \$ 0.00/month \$0.00			
1007.	SCHOOL TAXES	10 months @ \$ 250.00/month \$2,500.00			
1008.	Aggregate Adjustment	\$-1,500.00			
1100. Title Charges					
1101.	Title services and lender's title insurance		(from GFE #4)	1,484.87	***
1102.	Settlement or closing fee	to 1234 CLOSING COMPANY \$150.00			
1103.	Owner's title insurance		(from GFE #5)	450.00	
1104.	Lender's title insurance	\$1,222.87			
1105.	Lender's title policy limit \$150,000.00				
1106.	Owner's title policy limit \$250,000.00				
1107.	Agent's portion of the total title insurance premium	\$1,358.19			
1108.	Underwriter's portion of the total title insurance premium	\$314.68			
1109.	NOTARY FEE	to KRIS KRINGLE \$25.00			10.00
1200. Government Recording and Transfer Charges					
1201.	Government recording charges		(from GFE #7)	180.00	
1202.	Deed \$55.00	Mortgage \$125.00	Release \$75.00		75.00
1203.	Transfer taxes		(from GFE #8)	2,500.00	
1204.	City/County tax/stamps	Deed \$2,500.00	Mortgage \$0.00		
1205.	State Tax/stamps	Deed \$2,500.00	Mortgage \$0.00		2,500.00
1206.		Deed \$0.00	Mortgage \$0.00		
1207.					
1208.					
1300. Additional Settlement Charges					
1301.	Required services that you can shop for		(from GFE #6)	526.00	
1302.		to			
1303.	Pest Inspection	to BUG OUT EXTERMIANTORS			330.00
1304.	HEATER WORK	to CHILLY WILLY HEATING			500.00
1305.	CAPITAL CONTRIB FEE	to HOLY COW COMMUNITY ASSN		1,500.00	
1306.	CREDIT CARD PAYOFF	to WE CHEAT 'EM FINANCIAL		525.00	
1307.	SURVEY	to UP THE LANE \$526.00			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				14,047.05	18,720.00

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er.

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

Good Faith Estimate	HUD-1
1,000.00	1,000.00
2,000.00	2,000.00
3,000.00	3,000.00
2,500.00	2,500.00

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal fee to	# 804
Credit report to	# 805
Tax service to	# 806
Flood Certification	# 807
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
SURVEY	# 1307
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
180.00	180.00
300.00	300.00
15.00	15.00
95.00	95.00
5.00	5.00
1,484.88	1,484.87
450.00	450.00
526.00	526.00
3,055.88	3,055.87
\$ 0.00 or	0.0000%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges from	# 901 \$27.6200/day
Homeowner's insurance	# 903
	#
	#
	#

Good Faith Estimate	HUD-1
1,345.16	1,345.16
580.02	580.02
1,111.00	1,111.00

Loan Terms

Your initial loan amount is	\$150,000.00
Your loan term is	30 years
Your initial interest rate is	5.5500%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$856.40 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 years 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 \$422.80 that results in a total initial monthly amount owed of \$1,279.92. This includes principal, interest, a 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.