

A. Settlement Statement

**U.S. Department of Housing
And Urban Development**

OMB Approval No. 2502-0265

B. Type of Loan

Conv. Unins. 6. File Number: 14911 7. Loan Number: 8. Mortgage Ins. Case No.:

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 and Address of Borrower: Sally Black, Unknown
F. Name and Address of Lender: Unknown

E. Name and Address of Seller: Sam White,

G. Property Location: 1 Website Sample Drive, MA 00000
H. Settlement Agent: Hornung & Scimone, P.C.
Place of Settlement: 5 Commonwealth Rd.#4B, Natick, MA 01760
City/Cnty of Settlement: Natick/Middlesex

Tin #: 04-3538287
I. Settlement Date:

***This is a sample intended for illustration only. All rates, and fees are subject to change depending on the individual loan.

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	\$250,000.00	401. Contract Sales Price	\$250,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower (line 1400)	\$3,484.49	403.	
104. Payoff 1.		404.	
105. Payoff 2.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town taxes to		406. City/Town taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110. taxes will be adjusted/prorated as of closing date		410. taxes will be adjusted/prorated as of closing date	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$253,484.49	420. Gross Amount Due to Seller	\$250,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$200,000.00	502. Settlement Charges to seller (line 1400)	\$21,935.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1. closing attorney pays off old mortgage	\$100,000.00
205.		505. Payoff 2.	
206.		506. to	
207.		507. to	
208.		508. to	
209.		509. to	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
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. Total Paid By/For Borrower	\$200,000.00	520. Total Reduction Amount Due Seller	\$121,935.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	\$253,484.49	601. Gross amount due to seller (line 420)	\$250,000.00
302. Less Amount paid by/for borrower (line 220)	(\$200,000.00)	602. Less amount paid by/for seller (line 520)	(\$121,935.00)
303. CASH FROM BORROWER:	\$53,484.49	603. CASH TO SELLER:	\$128,065.00

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E,G,H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) 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.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110. Sale or Exchange of Principal Residence, for any gain, with your income tax return: for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide (see box H) with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury. I certify that the number shown on this statement is my correct taxpayer identification number.

Borrower's Initials

Borrower's Initials

Seller's Signature

L Settlement Charges

700. Total Sales/Broker's Commission based on Price \$250,000.00 @ 5% = \$12,500.00

Division of Commission (line 700) as follows:

	Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
701. to		
702. to		
703. Commission paid at Settlement		
704. Deposit retained by broker toward payment of commission		
800. Items Payable In Connection With Loan		POC

POC

801. Loan Origination fee	% lender may require this	
802. Loan Discount	% lender may require this	
803. Appraisal Fee	to	\$400.00
804. Credit Report Fee	to	\$25.00
805. to		
806. to		
807. to		
808. Flood Certification Fee	to	\$12.00
809. Tax Service Fee	to	\$75.00
810. to		
811. to		
812. to		
813. to		
814. to		

900. Items Required By Lender To Be Paid In Advance

901. Interest from	to @ 0.0000 /day	Days
902. Mortgage insurance premium for	mo. to you will pay this if the LTV is over 80%	
903. Hazard insurance premium for	yrs. to likely 1 year paid in advance	
904. Flood Insurance	yrs. to only required if in a flood zone	
905.		

1000. Reserves Deposited With Lender

1001. Hazard Insurance	3 months @ \$165.00	per month	\$495.00
1002. Mortgage Insurance	months @	per month	
1003. City property taxes	3 months @ \$333.33	per month	\$999.99
1007. Flood Insurance	months @	per month	\$0.00
1008. Aggregate Accounting Adjustment			\$0.00

1100. Title Charges

1101. Settlement or closing fee to		
1102. Abstract or title search to	Law Office of Joel A. Stein	\$250.00
1103. Title examination to	Law Office of Joel A. Stein	
1104. Title insurance binder to		
1105. Document preparation to		
1106. Notary fees to		
1107. Attorney's fees to	Hornung & Scimone, P.C.	

(includes the above items Numbers: 1103 - 1106)

1108. Title insurance to	First American Title Insurance Company	\$1,087.50
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(Title Insurance Commission to Title Agent: \$761.25)

1109. Lender's coverage	\$200,000.00 L Prem: \$500.00	Endorsement: \$0.00
1110. Owner's coverage	\$250,000.00 O Prem: \$587.50	
1111. Discharge(s) Handling Fee	to Hornung & Scimone, P.C.	\$75.00
1112. Obtain Municipal Lien Certificate	to City/Town of	\$65.00
1113. Recorder/Courier Services	to ABC Courier/Title Rundown Agent	\$75.00

1200. Government Recording and Transfer Charges

1201. Recording fees: Deed ; Mortgage ; Releases		\$0.00
1202. Recording fees: Deed ; Mortgage		\$0.00
1203. State tax/stamps: Deed ; Mortgage		\$9,120.00
1204. Record Municipal Lien Certificate	to	\$65.00
1205.	to	

1300. Additional Settlement Charges

1301. Survey to N/A	to	
1302. Pest inspection	to	
1303. Overnight Delivery Fees	to UPS/H&S	\$100.00
1304.	to	
1305.	to	
1306.	to	
1307.	to	

1400. Total Settlement Charges (enter on lines 103, Section J and 502 Section K)

		\$3,484.49
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.		

Borrowers

Sellers

Sally Black

Sam White

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

Unknown

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.