



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: 2013-1855	7. Loan Number: 5000250036	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:	E. Name & Address of Seller:	F. Name & Address of Lender:	
G. Property Location:	H. Settlement Agent:	I. Settlement Date: 07/19/2013	
	Place of Settlement:	Disbursement Date: 07/19/2013	

J. Summary of Borrower's Transaction	
100. Gross Amount Due From Borrower	
101. Contract sales price	149,900.00
102. Personal Property	
103. Settlement charges to borrower (line 1400)	8,817.65
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due From Borrower	158,717.65
200. Amounts Paid By Or In Behalf Of Borrower	
201. Deposit or earnest money	3,000.00
202. Principal amount of new loan(s)	152,959.00
203. Existing loan(s) taken subject to	
204. Water Sewer Credit	
205. Closing Cost Credit	5,000.00
206. Water/Sewer bill to the	204.42
207. Borrower Paid Fees	420.00
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	161,583.42
300. Cash At Settlement From/To Borrower	
301. Gross Amount due from borrower (line 120)	158,717.65
302. Less amounts paid by/for borrower (line 220)	161,583.42
303. Cash To Borrower	2,865.77

K. Summary of Seller's Transaction	
400. Gross Amount Due To Seller	
401. Contract sales price	149,900.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due To Seller	149,900.00
500. Reductions In Amount Due To Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	2,084.00
503. Existing loan(s) taken subject to	
504. Water Sewer Credit	
505. Closing Cost Credit	5,000.00
506.	
507.	
508.	
509. Deposit held by	3,000.00
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	10,084.00
600. Cash At Settlement From/To Seller	
601. Gross Amount due to Seller (line 420)	149,900.00
602. Less reductions in amount due seller (line 520)	10,084.00
603. Cash To Seller	139,816.00

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 currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to RESPA covered transaction with information during the settlement process.

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L. Settlement Charges

700. Total Real Estate Broker Fees				Paid From	Paid From
Division of commission (line 700) as follows:				Borrower's	Seller's
701.				Funds at	Funds at
702.				Settlement	Settlement
703. Commission paid at settlement					
704.					
705.					
706.					
800. Items Payable In connection with Loan					
801. Our Origination Charge	\$654.53	(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)			
803. Your adjusted origination charges		(from GFE A)	654.53		
804. Appraisal Fee to O'Hara-Buthray Associates, Inc/Mackinac		(from GFE #3)	425.00		
805. Credit Report Fee to BCS Information Services/Mackinac		(from GFE #3)	119.06		
806. Tax related Service Fee to Mackinac		(from GFE #3)	90.00		
807. Flood Certification to LPS/BCS/Mackinac		(from GFE #3)	10.00		
808. Appraisal Fee to Platinum Data/Makinac		(from GFE #3)	85.00		
900. Items Required By Lender To Be Paid In Advance					
901. Daily interest charges	From 07/19/2013	To 08/01/2013	13 days @ \$16.4600/day	(from GFE #10)	214.04
902. PMI/MIP/VA Funding Fee			to USDA	(from GFE #3)	3,059.18
903. Hazard Insurance Premium	for 12 months	to		(from GFE #11)	746.00
904. Property Taxes		to		(from GFE #11)	504.27
1000. Reserves Deposited With Lender					
1001. Initial deposit for your escrow account				(from GFE #9)	452.32
1002. Homeowner's insurance	for 3 months	@ \$62.17/month	\$186.51		
1003. Mortgage insurance		@ \$50.57/month			
1004. Property taxes	for 3 months	@ \$163.99/month	\$491.97		
1005.					
1006.					
1007. Aggregate Adjustment			\$-226.16		
1100. Title Charges					
1101. Title services and lender's title insurance				(from GFE #4)	1,380.75
1102. Settlement or closing fee to			\$450.00		
1103. Owner's title insurance to Old Republic National Title Insurance Company				(from GFE #5)	362.50
1104. Lender's title insurance to Old Republic National Title Insurance Company			\$420.75		
1105. Lender's title policy limit \$152,959.00					
1106. Owner's title policy limit \$149,900.00					
1107. Agent's portion of the total title insurance premium			\$548.28 to		
1108. Underwriter's portion of the total title insurance			\$234.97 to Old Republic National Title Insurance Company		
1109. Overnight Delivery Fee	to		\$20.00		
1110. Obtain MLC	to		\$25.00		
1111. Title Search	to		\$350.00		
1112. Plot Plan	to ABL		\$115.00		
1200. Government Recording and Transfer Charges					
1201. Government recording charges				(from GFE #7)	365.00
1202. Deed \$125.00		Mortgage \$175.00		Releases	
1203. Transfer Taxes				(from GFE #8)	
1204. City/County tax/stamps	Deed \$684.00	Mortgage			684.00
1205. State tax/stamps	Deed	Mortgage			
1206. Record MLC	to Commonwealth of Massachusetts	\$65.00		from GFE #7	
1300. Additional Settlement Charges					
1301. Required services that you can shop for				(from GFE #6)	350.00
1302. Seller Rep Fee	to				1,400.00
1303. Buyer Rep Fee	to		\$350.00		
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				8,817.65	2,084.00

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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: _____ Date: _____