



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: SAMPLE 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 and Address of Borrower: John Buyer and Jane Buyer h/w 123 Easy Street Any City, PA 11111	E. Name and Address of Seller: John Seller and Jane Seller h/w 123 Nice Avenue Any City, PA 11111	F. Name and Address of Lender: Mortgage Company
G. Property Location: 123 Nice Avenue Any City, PA 11111 Any County, Pennsylvania	H. Settlement Agent: Associated Abstract Services, LLC 4101 Tilghman Street Allentown, PA 18104 Ph. (610)398-8019 Place of Settlement: 4101 Tilghman Street Allentown, PA 18104	I. Settlement Date: July 27, 2012

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	91,000.00	401. Contract sales price	91,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)	3,553.12	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		Adjustments for items paid by Seller in advance	
106. Local Taxes 07/27/12 to 01/01/13	201.44	406. Local Taxes 07/27/12 to 01/01/13	201.44
107. County Taxes 07/27/12 to 01/01/13	170.92	407. County Taxes 07/27/12 to 01/01/13	170.92
108. School Taxes 07/27/12 to 07/01/13	1,095.34	408. School Taxes 07/27/12 to 07/01/13	1,095.34
109. Garbage 07/27/12 to 01/01/13	148.93	409. Garbage 07/27/12 to 01/01/13	148.93
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	96,169.75	420. Gross Amount Due to Seller	92,616.63
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	88,250.00	502. Settlement charges to Seller (Line 1400)	8,293.77
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage to Mortgage Holder	65,125.89
205.		505. Payoff Second Mortgage	
206.		506.	
207.		507. (Deposit disb. as proceeds)	
208.		508.	
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. Local Taxes to		510. Local Taxes to	
211. County Taxes to		511. County Taxes to	
212. School Taxes to		512. School Taxes to	
213.		513.	
214.		514.	
215.		515. Final Water/Sewer Escrow	75.00
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	89,250.00	520. Total Reduction Amount Due Seller	73,494.66
300. Cash at Settlement from/to Borrower		600. Cash at settlement to/from Seller	
301. Gross amount due from Borrower (line 120)	96,169.75	601. Gross amount due to Seller (line 420)	92,616.63
302. Less amount paid by/for Borrower (line 220)	(89,250.00)	602. Less reductions due Seller (line 520)	(73,494.66)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	6,919.75	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	19,121.97

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Borrower _____
John Buyer

Jane Buyer

Seller _____
John Seller

Jane Seller

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Associated Abstract Services, LLC, Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

L. Settlement Charges						
700. Total Real Estate Broker Fees				\$ 5,460.00		
<i>Division of commission (line 700) as follows:</i>						
701. \$ 5,460.00	to	Real Estate Company			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$	to					
703. Commission paid at settlement						5,460.00
704.						
705.						
800. Items Payable in Connection with Loan						
801. Our origination charge			\$ 550.00	(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)	550.00	
804. Appraisal fee	to	Appraisal Company		(from GFE #3) P.O.C.\$400.00(B)*		
805. Credit Report	to	Credit Reporting Company		(from GFE #3) P.O.C.\$25.00(B)*	39.00	
806. Tax service	to	Mortgage Company		(from GFE #3)	93.00	
807. Flood certification	to	Flood Services		(from GFE #3)	18.00	
808.				(from GFE #3)		
809.				(from GFE #3)		
810.				(from GFE #3)		
811.				(from GFE #3)		
900. Items Required by Lender to Be Paid in Advance						
901. Daily interest charges from	07/27/12	to	08/01/12	5 @ \$10.112000/day	(from GFE #10)	50.56
902. Mortgage insurance premium for	months	to			(from GFE #3)	
903. Homeowner's insurance for	1.0 years	to	Insurance Company		(from GFE #11) P.O.C.\$567.00(B)*	
904.					(from GFE #11)	
905.					(from GFE #11)	
1000. Reserves Deposited with Lender						
1001. Initial deposit for your escrow account					(from GFE #9)	500.06
1002. Homeowner's insurance	3.000	months @	\$ 47.25	per month	\$ 141.75	
1003. Mortgage insurance		months @	\$	per month	\$	
1004. Property taxes					\$ 859.34	
Local Taxes	7.000	months @	\$ 70.14	per month		
County Taxes	5.000	months @	\$ 34.36	per month		
School Taxes	2.000	months @	\$ 98.28	per month		
1005.					\$	
1006.		months @	\$	per month	\$	
1007.		months @	\$	per month	\$	
1008.					\$	
1009. Aggregate Adjustment					\$ -501.03	
1100. Title Charges						
1101. Title Services/Lender's Title Ins.					(from GFE #4)	1,232.50
1102. Settlement or closing fee					\$	
1103. Owner's Title Insurance					(from GFE #5)	11.00
1104. Lender's Title Insurance Including Endorsements 100, 300 & 900					\$ 989.50	
1105. Lender's title policy limit	\$	88,250.00			#5011342-0064472E	
1106. Owner's title policy limit	\$	91,000.00			#5011442-0045755E	
1107. Agent's portion of premium		to	Associated Abstract Services, LLC		\$ 976.35	
1108. Underwriter's portion of premium		to	First American Title Insurance Company		\$ 24.15	
1109. Document Preparation		to	Associated Abstract Services, LLC		\$	50.00
1110. Notary Fees		to	Associated Abstract Services, LLC		\$	14.00
1111. Overnight Express		to	Associated Abstract Services, LLC		\$	15.00
1112.					\$	
1113.					\$	
1200. Government Recording and Transfer Charges						
1201. Government recording charges		to	Recorder of Deeds		(from GFE #7)	149.00
1202. Deed \$ 63.50	Mortgage \$	85.50	Releases \$	Other \$		
1203. Transfer taxes		to	Recorder of Deeds		(from GFE #8)	910.00
1204. City/County tax/stamps	Transfer Tax \$	910.00			\$	
1205. State tax/stamps	Transfer Tax \$	910.00			\$	910.00
1206.						
1207.						
1300. Additional Settlement Charges						
1301. Required services that you can shop for					(from GFE #6)	
1302. 2012-13 School Tax		to	Tax Collector		\$	1,155.77
1303. Radon Remediation		to	Radon Company		\$	689.00
1304.					\$	
1305.					\$	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						3,553.12
						8,293.77

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 & 3 of this three page statement.

Associated Abstract Services, LLC, Settlement Agent

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
	HUD-1 Line Number		
Our origination charge	# 801	550.00	550.00
Your adjusted origination charges	# 803	550.00	550.00
Transfer taxes	#1203	910.00	910.00
Charges That in Total Cannot Increase More than 10%			
Government recording charges	#1201	225.00	149.00
Appraisal fee	# 804	460.00	400.00
Credit report	# 805	58.00	64.00
Tax service	# 806	93.00	93.00
Flood certification	# 807	18.00	18.00
Total		854.00	724.00
Increase between GFE and HUD-1 Charges		\$ -130.00 or	-15.22%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	2,604.96	500.06
Daily interest charges	# 901 \$ 10.112000/day	50.56	50.56
Homeowner's insurance	# 903	360.00	567.00
Title services and lender's title insurance	#1101	1,351.00	1,232.50
Owner's Title Insurance	#1103	20.00	11.00

Loan Terms

Your initial loan amount is	\$ 88,250.00
Your loan term is	30.00 years
Your initial interest rate is	4.1250 %
Your initial monthly amount owed for principal, interest and any mortgage insurance is	\$ 427.70 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 ____ months 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 \$250.03 that results in a total initial monthly amount owed of \$677.73. This includes principal, interest, any 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.

TITLE SERVICES AND LENDER'S TITLE INSURANCE DETAILS

Borrower: John Buyer and Jane Buyer h/w
Seller: John Seller and Jane Seller h/w
Lender: Mortgage Company
Settlement Agent: Associated Abstract Services, LLC
 (610)398-8019
Place of Settlement: 4101 Tilghman Street
 Allentown, PA 18104
Settlement Date: July 27, 2012
Property Location: 123 Nice Avenue
 Any City, PA 11111
 Any County, Pennsylvania

	BORROWER	SELLER
Closing Service Letter to First American Title Insurance Company	75.00	
Document Transmission to Associated Abstract Services, LLC	50.00	
Notary Fees to Associated Abstract Services, LLC	30.00	
Incoming Wire Fee to Associated Abstract Services, LLC	20.00	
Tax Certifications to Associated Abstract Services, LLC	53.00	
Overnight Express to Associated Abstract Services, LLC	15.00	
Lender's Title Insurance to Including Endorsements 100, 300 & 900	989.50	
Total	<u>\$ 1,232.50</u>	<u>\$ _____</u>