



A. Settlement Statement (HUD-1)

B. Type of Loan		6. File Number	7. Loan Number	8. Mortgage Ins Case Number
1. <input checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	SA11111		
3. <input type="checkbox"/> Conv Unins	4. <input type="checkbox"/> VA			
5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Fin			
7. <input type="checkbox"/> Cash Sale.				
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		
Mr. & Mrs. Ima Buyer 789 Main Street San Antonio, TX 78258		Mr. & Mrs. Ima Seller 123 Apple Street San Antonio, TX 78258		
G. Property Location		H. Settlement Agent Name		
456 Happy Drive San Antonio, TX 78258		Providence Title Company 5001 Hwy 287 South, Suite 105 Arlington, TX 76017 817-483-9100		
Underwritten By: Fidelity		I. Settlement Date		
Place of Settlement Providence Title Company 700 E. Sonterra Blvd. Suite 1215 San Antonio, TX 78258		Fund: 7/31/2010 7/31/2010		
F. Name & Address of Lender				

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	\$88,000.00	401. Contract sales price	\$88,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower	\$8,187.60	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Assessment Taxes		408. Assessment Taxes	
109. School property taxes		409. School property taxes	
110. Other taxes		410. Other taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$96,187.60	420. Gross Amount Due to Seller	\$88,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$86,406.00	502. Settlement charges to seller (line 1400)	\$6,164.50
203. Existing loan(s) taken subject to		503.	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Option Fee	\$51.00	506. Option Fee	\$51.00
207.		507. (EMD \$500 Disbursed as Proceeds)	
208. Portion of Owner's Policy Paid by Seller	\$767.00	508. Portion of Owner's Policy Paid by Seller	\$767.00
209. Seller paid closing costs	\$4,395.00	509. Seller paid closing costs	\$4,395.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes 01/01/10 thru 03/10/10	\$315.48	511. County property taxes 01/01/10 thru 03/10/10	\$315.48
212. Assessment Taxes		512. Assessment Taxes	
213. School property taxes		513. School property taxes	
214. Other taxes		514. Other taxes	
215. Other taxes		515. Other taxes	
216. Seller Credit for Tax Service Fee	\$105.00	516. Seller Credit for Tax Service Fee	\$105.00
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$92,539.48	520. Total Reduction Amount Due Seller	\$11,797.98
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$96,187.60	601. Gross Amount due to seller (line 420)	\$88,000.00
302. Less amounts paid by/for borrower (line 220)	\$92,539.48	602. Less reductions in amt. due seller (line 520)	\$11,797.98
303. Cash From Borrower	\$3,648.12	603. Cash To Seller	\$76,202.02

The Public Reporting Burden for this collection of information is estimated to average 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.

POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender.

L. Settlement Charges

700. Total Real Estate Broker Fees	\$5,280.00		Paid From Seller's Funds at Settlement	\$5,280.00
Division of Commission (line 700) as follows:			Paid From Borrower's Funds at Settlement	\$0.00
701. \$2,640.00	to			
702. \$2,640.00	to			
703. Commission Paid at Settlement				
704. Kerry Dike	to			

800. Items Payable in Connection with Loan

801. Our origination charge includes Orig 1		\$2,024.20	(from GFE #1)	
802. Your credit or charge (points) for the specific rate chosen		\$0.00	(from GFE #2)	
803. Your adjusted origination charges	to Affiliated Bank		(from GFE #A)	\$2,024.20
804. Appraisal Fee	to Affiliated Bank fbo David Kellogg	POC (B) \$400.00	(from GFE #3)	
805. Credit report	to Affiliated Bank fbo ORCS		(from GFE #3)	\$37.50
806. Tax service	to Affiliated Bank fbo Franklin American Mortgage		(from GFE #3)	\$105.00
807. Flood certification	to Affiliated Bank		(from GFE #3)	\$0.00
808. VOE/VOD/4506T Fee	to Affiliated Bank fbo ORCS		(from GFE #3)	\$35.00
809. Doc prep \$150.00 included in line 803	to Pierson & Patterson, LLP	\$0.00	(from GFE #3)	\$0.00

900. Items Required by Lender To Be Paid in Advance

901. Daily interest charges from 3/10/2010 to 4/1/2010 @ \$12.21/day			(from GFE #10)	\$268.62
902. Mortgage Insurance Premium for months	to Affiliated Bank		(from GFE #3)	\$1,486.10
903. Homeowner's insurance for 1 years	to Walthall, Sachse & Pipes		(from GFE #11)	\$1,185.49

1000. Reserves Deposited With Lender

1001. Initial Deposit for your escrow account			(from GFE #9)	\$713.58
1002. Homeowner's insurance	3 months @ \$98.79 per month		\$296.37	
1003. Mortgage insurance	months @ \$38.92 per month		\$0.00	
1004. City property taxes	months @ per month		\$0.00	
1005. County property taxes	6 months @ \$139.07 per month		\$834.42	
1006. Assessment Taxes	months @ per month		\$0.00	
1007. School property taxes	months @ per month		\$0.00	
1008. Other taxes	months @ per month		\$0.00	
1009. Other taxes	0 months @		\$0.00	
1010. Other taxes	0 months @		\$0.00	
1011. Aggregate Adjustment			\$-417.21	

1100. Title Charges

1101. Title services and lender's title insurance	to Providence Title Company		(from GFE #4)	\$630.90
1102. Settlement or closing fee	to Providence Title Company		\$375.00	\$375.00
1103. Owner's title insurance	to Providence Title Company		(from GFE #5)	\$805.10
1104. Lender's title insurance	to Providence Title Company		\$250.00	
1105. Lender's title policy limit \$	\$86,406.00/\$250.00			
1106. Owner's title policy limit \$	\$88,000.00/\$800.10			
1107. Agent's portion of the total title insurance premium	to Providence Title Company	\$892.58		
1108. Underwriter's portion of the total title insurance premium	to Providence Title Premium	\$157.52		
1109. State of Texas Policy Guaranty Fee	to Providence Title Company-Guaranty Fee	\$5.00 (from GFE #4)		\$0.00
1110. State of Texas Policy Guaranty Fee	to Providence Title Company-Guaranty Fee	\$5.00 (from GFE #5)		\$0.00
1111. Attorney Fee	to Steve Ramsey			\$120.00
1112. Tax Certificates	to J.L. Gross & Company			\$39.50

1200. Government Recording and Transfer Charges

1201. Government recording charges			(from GFE #7)	\$72.00
1202. Deed \$20.00 ; Mortgage \$52.00 , Release \$0.00	to Bexar County Clerk			
1203. Transfer taxes			(from GFE #8)	
1204. City/County tax/stamps	Deed \$0.00 ; Mortgage \$0.00			
1205. State tax/stamps	Deed \$0.00 ; Mortgage \$0.00			

1300. Additional Settlement Charges

1301. Required services you can shop for			(from GFE #6)	\$325.01
1302. Survey Fee	to Westar Alamo Land Surveyors, Inc.	\$325.01 (from GFE #6)		\$0.00
1303. Home and WDI Inspection Fee	to AmeriSpec Home Inspection Service			\$415.00
1304. Home Warranty	to American Home Shield			\$85.00

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

				\$8,187.60
				\$6,164.50

POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender.

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

Good Faith Estimate	HUD-1
\$0.00	\$2,024.20
\$0.00	\$0.00
\$2,041.20	\$2,024.20
\$0.00	\$0.00

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal Fee	# 804
Credit report	# 805
Tax service	# 806
VOE/VOD/4506T Fee	# 808
Mortgage Insurance Premium	# 902
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
Survey Fee	# 1302

Good Faith Estimate	HUD-1
\$120.00	\$72.00
\$400.00	\$400.00
\$20.00	\$37.50
\$105.00	\$105.00
\$35.00	\$35.00
\$1,486.10	\$1,486.10
\$698.00	\$630.00
\$900.00	\$805.10
\$395.00	\$325.01

Total	Increase between GFE and HUD-1 Charges
\$4,159.10	\$3,895.71
\$-263.39	or -6.33%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$12.21/day
Homeowner's insurance	# 903

Good Faith Estimate	HUD-1
\$926.68	\$713.58
\$186.42	\$268.62
\$720.00	\$1,185.49

Loan Terms

Your initial loan amount is	\$86,406.00
Your loan term is	30 years
Your initial interest rate is	5.25%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$516.06 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input checked="" type="checkbox"/> Mortgage Insurance <input type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of 0%. The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by 0%. Over the life of the loan, your interest rate is guaranteed to never be lower than 0% or higher than 0%.
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$0.00
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$0.00 The maximum it can ever rise to is \$0.00
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, your maximum prepayment penalty is \$0.00
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$0.00 due in 0 years on
Does your loan have a balloon payment?	<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 \$237.86 that results in a total initial monthly amount owed of \$753.92. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Flood 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.

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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent

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 and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.