

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265
(expires 11/30/2009)



B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number SANDBOX
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
			8. Mortgage Insurance Case Number
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 information purposes and are not included in the totals.			
D. Name and Address of Borrower Buyer 123 Main Street Anytown, Georgia 3XXXX		E. Name and Address of Seller Seller 123 Main Street Anytown, Georgia 3XXXX	
		F. Name and Address of Lender Lender Mortgage Company 456 Elm Street Anycity, Anystate XXXXX	
G. Property Location 123 Main Street Anytown, Georgia 3XXXX Tax ID: XX XXXX XXXX XX		H. Settlement Agent Closing Attorney Place of Settlement 789 Anystreet Anywheresville, GA 3XXXX	
		I. Settlement Date 07/15/07 DD: 07/15/07	
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	150,000.00	401. Contract sales price	150,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	6,168.91	403.	
104.		404.	
105.		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.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	156,168.91	420. GROSS AMOUNT DUE TO SELLER	150,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	120,000.00	502. Settlement charges to seller (line 1400)	9,225.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	115,000.00
		Mortgage Lender	
205.		505. Payoff of second mortgage loan	
206.		506. Home Warranty	350.00
207. Seller-paid costs, per contract	4,500.00	507. Seller-paid costs, per contract	4,500.00
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	01/01 to 07/15 805.48	510. City/town taxes	01/01 to 07/15 805.48
211. County taxes	01/01 to 07/15 1,073.97	511. County taxes	01/01 to 07/15 1,073.97
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	127,379.45	520. TOTAL REDUCTION AMOUNT DUE SELLER	130,954.45
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	156,168.91	601. Gross amount due to seller (line 420)	150,000.00
302. Less amounts paid by/for borrower (line 220)	127,379.45	602. Less reduction amount due to seller (line 520)	130,954.45
303. CASH	FROM BORROWER 28,789.46	603. CASH	TO SELLER 19,045.55

L. SETTLEMENT CHARGES:		File Number: SANDBOX				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT	
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	150,000.00 @	6.00 =	9,000.00				
Division of commission (line 700) as follows:								
701.	\$ 4,500.00 to Agent One							
702.	\$ 4,500.00 to Agent Two							
703.	Commission paid at Settlement	Agent One Holds Deposit					9,000.00	
704.								
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN				P.O.C.			
801.	Loan Origination Fee	1 %	Mortgage Broker			1,200.00		
802.	Loan Discount	%						
803.	Appraisal Fee	to	Appraiser			350.00		
804.	Credit Report	to	Mortgage Broker			12.00		
805.	Lender's Inspection Fee	to						
806.	Mtg. Ins. Application Fee	to						
807.	Assumption Fee	to						
808.	Processing Fee		Lender Mortgage Company			1,000.00		
809.	Underwriting Fee		Lender Mortgage Company			250.00		
810.	Application Fee		Mortgage Broker			500.00		
811.	Courier Fee		Mortgage Broker			50.00		
812.	Flood Certification		Lender Mortgage Company			15.00		
813.	Tax Service Fee		Lender Mortgage Company			45.00		
814.	Georgia Residential Fee		Lender Mortgage Company			6.50		
815.	Yeild Spread Premium Paid		by Lender to Broker	1200.00L				
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901.	Interest from	07/15/07	to 08/01/07	@ \$ 19.73 /day	17 day(s)	335.41		
902.	Mortgage Insurance Premium		to					
903.	Hazard Insurance Premium		1 yrs. to	Insurance Company		600.00		
904.								
905.								
1000.	RESERVES DEPOSITED WITH LENDER FOR							
1001.	Hazard Insurance	mo. @ \$		/ mo.				
1002.	Mortgage Insurance	mo. @ \$		/ mo.				
1003.	City property taxes	mo. @ \$		/ mo.				
1004.	County property taxes	mo. @ \$		/ mo.				
1005.	Annual Assessments	mo. @ \$		/ mo.				
1006.		mo. @ \$		/ mo.				
1007.		mo. @ \$		/ mo.				
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments							
1100.	TITLE CHARGES							
1101.	Settlement or closing fee	to						
1102.	Abstract or title search	to	Closing Attorney/Title Examiner			175.00		
1103.	Title examination	to						
1104.	Title insurance binder	to	Closing Attorney			75.00		
1105.	Document preparation	to	Closing Attorney			150.00		
1106.	Notary fees	to						
1107.	Attorney's fees	to	Closing Attorney			350.00		
	(includes above item No:)					
1108.	Title insurance	to	Attorney/Title Insurance Company			475.00		
	(includes above item No:)					
1109.	Lender's coverage	120,000.00 ---	300.00					
1110.	Owner's coverage	150,000.00 ---	175.00					
1111.	Notice of Settlement Fee		Closing Attorney			95.00		
1112.	Courier/Delivery Fee		Closing Attorney			45.00		
1113.								
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201.	Recording fees	Deed \$; Mortgage \$				
1202.	City/county/stamps	Deed \$; Mortgage \$				
1203.	State tax/stamps	Deed \$ 150.00		; Mortgage \$ 360.00		360.00	150.00	
1204.	Deed recording and atty handling charges					80.00		
1205.								
1300.	ADDITIONAL SETTLEMENT CHARGES							
1301.	Survey	to						
1302.	Pest inspection	to	Termite Company				75.00	
1303.								
1304.								
1305.								
1306.								
1307.								
1308.								
1400.	TOTAL SETTLEMENT CHARGES	(enter on lines 103 and 502, Sections J and K)					6,168.91	9,225.00