



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: BLANK 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 agents 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: Seller	F. Name & Address of Lender:
G. Property Location:	H. Settlement Agent: Place of Settlement: Phone: Fax:	I. Settlement Date: Disbursement Date: TitleExpress Printed 11/17/2009 at 1:13 pm EST

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	0.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	0.00
302. Less amounts paid by/for borrower (line 220)	0.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	0.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	0.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	0.00
602. Less reductions in amount due seller (line 520)	0.00
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	0.00

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 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. It is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein 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. Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

L. Settlement Charges

700. Total Real Estate Broker Fees				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:					
701.	\$	to			
702.	\$	to			
703. Commission paid at settlement					
800. Items Payable in Connection with Loan					
801.	Our origination charge		\$	(from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen		\$	(from GFE #2)	***
803.	Your adjusted origination charges	to		(from GFE A)	
804.	Appraisal fee	to		(from GFE #3)	
805.	Credit report	to		(from GFE #3)	
806.	Tax service	to			
807.	Flood certification	to			
808.		to			
900. Items Required by Lender to be Paid in Advance					
901.	Daily interest charges from	from 10/17/2008 to 11/01/2008 @ \$0.00/day		(from GFE #10)	
902.	Mortgage Ins. Premium	for months to		(from GFE #3)	
903.	Homeowner's insurance for	for months to		(from GFE #11)	
904.		months to		(from GFE #11)	
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account			(from GFE #9)	
1002.	Homeowner's insurance	months @ \$	0.00/month	\$0.00	
1003.	Mortgage Insurance	months @ \$	0.00/month	\$0.00	
1004.	City Property Taxes	months @ \$	0.00/month	\$0.00	
1005.	County Property Taxes	months @ \$	0.00/month	\$0.00	
1006.	Assessments	months @ \$	0.00/month	\$0.00	
1007.	Aggregate Adjustment			\$0.00	
1100. Title Charges					
1101.	Title services and lender's title insura			(from GFE #4)	
1102.	Settlement or closing fee	to	\$		
1103.	Owner's title insurance			(from GFE #5)	
1104.	Lender's title insurance		\$		
1105.	Lender's title policy limit		\$0.00		
1106.	Owner's title policy limit		\$0.00		
1107.	Agent's portion of the total title insurance premium		\$		
1108.	Underwriter's portion of the total title insurance premium		\$		
1109.					
1200. Government Recording and Transfer Charges					
1201.	Government recording charges			(from GFE #7)	
1202.	Deed \$0.00	Mortgage \$0.00	Release \$0.00		
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		
1206.		Deed \$0.00	Mortgage \$0.00		
1207.		Deed \$0.00	Mortgage \$0.00		
1300. Additional Settlement Charges					
1301.	Required services that you can shop for			(from GFE #6)	
1302.		to			
1303.		to			
1304.		to			
1305.		to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				0.00	0.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
	#

Good Faith Estimate	HUD-1

Charges That in Total Cannot Increase More Than 10%	
	#

Good Faith Estimate	HUD-1

	Total
Increase between GFE and HUD-1 Charges	

	or
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Charges That Can Change	
	#

Good Faith Estimate	HUD-1

Loan Terms

Your initial loan amount is	\$
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ includes <input type="checkbox"/> Principal <input 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 years 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 checked="" 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 type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input 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.

HUD CERTIFICATION OF BUYER AND SELLER

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.

Buyers

Sellers

Seller

Settlement Agent

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

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 IMRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.



First American Title Insurance Company

SOME KEY POINTS OF ENHANCED HOMEOWNERS POLICY PROTECTION

The ALTA Homeowner's policy of title insurance policy (the "ENHANCED policy") issued by First American Title Insurance Company ("First American") which provides more extensive coverage than the 2006 ALTA Owner's title insurance policy. The ENHANCED policy gives you additional protection summarized as follows:

1. The ENHANCED policy increases the liability of the company by 10% of the stated amount of the policy per year for the first 5 years to a maximum of 150% of the stated amount of the policy.
2. The ENHANCED policy's access coverage has been defined to specifically include both pedestrian and vehicular access (other title insurance policies insure access without defining the quality of access).
3. The ENHANCED policy indemnifies against loss by reason of any future forgery of any instrument by which someone else claims to own the land or have a lien thereon.
4. The ENHANCED policy indemnifies, up to \$25,000 (after a deductible amount of 1% of the policy amount or \$5,000.00, whichever is less), against loss by reason of a forced removal of the residence as it existed when it was purchased by the insured because it, or any portion thereof, was built without a building permit.
5. The ENHANCED policy indemnifies against loss by reason of any future encroachment, when a neighboring property owner attempts to build (other than boundary walls and fences) on a portion of the insured land, without the consent of the insured owner of the land.
6. The ENHANCED policy indemnifies against loss by reason of any reversion or claim of reversion by reason of a prior violation of a property restriction.
7. The ENHANCED policy indemnifies, up to \$10,000 (after a deductible amount of 1% of the policy amount or \$2,500.00, whichever is less) against loss by reason of the insured being able to obtain a building permit for an addition or remodeling, or a buyer from the insured refuses to purchase, or a lender refuses to make a loan on the security of the insured land, by reason of a subdivision law having been violated.
8. The ENHANCED policy indemnifies against loss by reason of damage to the existing structure (or a replacement thereof or a modification thereto) because another person uses the surface of the insured land for the extraction or development of minerals owned by them.
9. The ENHANCED policy indemnifies, against loss if forced to correct or remove an existing violation of property restriction which was violated before the insured acquired his or her interest in the land.
10. The ENHANCED policy continues to protect a trustee or successor trustee of a trust in which the named insured is the trustor/settlor, to whom title to the insured land is transferred after Date of Policy.
11. The ENHANCED policy indemnifies against loss if a taxing authority assesses supplemental real estate taxes for any period prior to your ownership because of construction or change of ownership.



STANDARD OWNER'S POLICY VS. ENHANCED HOMEOWNER'S POLICY

COVERED RISKS	ALTA 2006 Owner's Policy	ALTA Enhanced Homeowner's Policy
1. Someone else owns an interest in your title	X	X
2. Encumbrances on your title:	X	X
a. Someone else has an easement over your property (*)	X	X
b. Someone else has a right to limit your use of the property (*)	X	X
c. Someone else has rights affecting your title arising from a lease or contract (*)	X	X
3. Defects in title:	X	X
a. Document in chain of title not properly signed	X	X
b. Defective execution and/or recording of any document	X	X
c. Someone else claims to have rights affecting title due to forgery, fraud or duress	X	X
4. There is a lien on your title because there is:		
a. A mortgage (*)	X	X
b. A judgment, tax lien or special assessment (*)	X	X
c. A charge by a homeowners or condo association (*)	X	X
d. A lien for labor & materials furnished before the policy date (*)	X	X
5. Title is unmarketable	X	X
6. Lack of legal right of access to and from the property	X	X
7. Lack of actual vehicular and pedestrian access to and from the property		X
8. Existing violations of restrictive covenants, even those excepted in Schedule B, that result in:		
a. Forced removal or correction of the violation		X
b. Loss of title		X
9. Existing violations of subdivision laws that result in:		
a. The inability to obtain a building permit (#)		X
b. Forced removal or correction of the violation (#)		X
c. The inability to complete a sale or loan transaction (#)		X
10. Building permit violations resulting in the removal or correction of existing structures, excluding boundary walls or fences (#)		X
11. Violations of existing zoning laws that result in the removal or correction of existing structures, including boundary walls and fences (#)		X
12. Cannot use the land for single-family residence because the use violates existing zoning laws		X
13. Forced removal of existing boundary walls and fences because they encroach onto a neighbor's land (#)		X
14. Forced removal of existing structures because they encroach onto an easement or building set-back line, even if they are excepted in Schedule B		X
15. The inability to complete a sale, lease or loan transaction due to a neighbor's existing structure(s) encroaching onto your land		X
16. Damage to your existing structures because of someone else exercising their right to maintain or use any easement affecting the land, even if the easement is excepted in Schedule B		X
17. Attempted enforcement of discriminatory covenants	X	X

COVERED RISKS	ALTA 2006 Owner's Policy	ALTA Enhanced Homeowner's Policy
18. Assessment of supplemental real estate taxes not previously assessed against the land for periods prior to the policy date		X
19. Post-policy forgery		X
20. Post-policy encroachment by a neighbor		X
21. Post-policy damage from mineral or water extraction		X
22. Post-policy living trust coverage	X	X
23. Post-policy increase in coverage, up to 150% of policy amount		X
24. Post-policy adverse possession claims		X
25. Post-policy cloud on the title		X
26. Post-policy prescriptive easement claims		X
27. Coverage continues forever	X ¹	X
28. Automatic coverage of beneficiaries and heirs	X	X
29. Pays rent for substitute land or facilities		X
30. Pays reasonable costs to relocate personal property		X
31. Covers unrecorded lien by a homeowners association		X
32. Covers unrecorded easements		X
33. Covers rights under unrecorded leases		X
34. Written in "plain" language	X	X
TYPES OF PROPERTIES COVERED	ALTA 2006 Owner's Policy	ALTA Enhanced Homeowner's Policy
Residential properties (1-4 Family)	X	X
Vacant land	X	
Commercial properties	X	
WHO CAN BE INSURED	ALTA 2006 Owner's Policy	ALTA Enhanced Homeowner's Policy
Natural persons	X	X
Trustees of a living trust	X	X
Partnerships	X	
Limited Liability Companies	X	
Limited Partnerships	X	
Limited Liability Partnerships	X	
Corporations	X	

(*) = Unless listed as an exception to coverage in Schedule B of the policy.

(#) = If covered by the enhanced policy, it is subject to a deductible and a maximum liability amount which may be less than the policy amount.

¹ Coverage continues so long as the insured has liability by reason of warranties in any transfer or conveyance of title.