

A. SETTLEMENT STATEMENT

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

| | | | |
|---|--|--|---------------------------------------|
| B. Type of Loan | | | |
| 1. <input checked="" type="checkbox"/> FHA | 2. <input type="checkbox"/> FmHA | 3. <input type="checkbox"/> Conv. Unins. | 6. File Number |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv. Ins. | | SAMPLE2 |
| | | 7. Loan Number | 2462091 |
| 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 SAM F. MAGUIRE, JR. 101 MAIN STREET ATLANTA, GA 30341 | | E. Name and Address of Seller JOHN SMITH 202 NORTH STREET ATLANTA, GA 30341 | |
| | | F. Name and Address of Lender ABC MORTGAGE COMPANY 1000 SOUTH STREET ATLANTA, GA 30342 | |
| G. Property Location 101 MAIN STREET ATLANTA, GEORGIA 30341 | | H. Settlement Agent THE LAW OFFICES OF SAM F. MAGUIRE | |
| | | Place of Settlement 4840 ROSWELL ROAD, E400 ATLANTA, GEORGIA 30342 | I. Settlement Date 12/06/00 |
| 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 | 139,650.00 | 401. Contract sales price | 139,650.00 |
| 102. Personal property | | 402. Personal property | |
| 103. Settlement charges to borrower (line 1400) | 5,155.87 | 403. | |
| 104. XYZ INSPECTION COMPANY | 110.00 | 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 12/06 to 12/31 | 102.93 | 407. County taxes 12/06 to 12/31 | 102.93 |
| 108. Assessments to | | 408. Assessments to | |
| 109. | | 409. TRANSACTION FEE BY REMAX ACHIEVERS | 300.00 |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |
| 120. GROSS AMOUNT DUE FROM BORROWER | 145,018.80 | 420. GROSS AMOUNT DUE TO SELLER | 140,052.93 |
| 200. Amounts Paid By or In Behalf of Borrower | | 500. Reductions In Amount Due To Seller | |
| 201. Deposit or earnest money | 1,000.00 | 501. Excess Deposit (see instructions) | |
| 202. Principal amount of new loan(s) | 125,650.00 | 502. Settlement charges to seller (line 1400) | 14,362.50 |
| 203. Existing loan(s) taken subject to | | 503. Existing loan(s) taken subject to | |
| 204. | | 504. Payoff of first mortgage loan | 123,000.00 |
| | | PAYOFF COMPANY | |
| 205. | | 505. Payoff of second mortgage loan | |
| 206. | | 506. 2000 COUNTY TAXES | 1,561.00 |
| 207. | | 507. OVERNIGHT/HANDLING PAYOFF | 20.00 |
| 208. SELLER REIM. POC ITEMS | 357.00 | 508. SELLER REIM. POC ITEMS | 357.00 |
| 209. | | 509. | |
| Adjustments for items unpaid by seller | | Adjustments for items unpaid by seller | |
| 210. City/town taxes to | | 510. City/town taxes to | |
| 211. County taxes to | | 511. County taxes to | |
| 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 | 127,007.00 | 520. TOTAL REDUCTION AMOUNT DUE SELLER | 139,300.50 |
| 300. Cash At Settlement From or To Borrower | | 600. Cash At Settlement To or From Seller | |
| 301. Gross amount due from borrower (line 120) | 145,018.80 | 601. Gross amount due to seller (line 420) | 140,052.93 |
| 302. Less amounts paid by/for borrower (line 220) | 127,007.00 | 602. Less reduction amount due seller (line 520) | 139,300.50 |
| 303. CASH FROM BORROWER | 18,011.80 | 603. CASH TO SELLER | 752.43 |

| L. SETTLEMENT CHARGES: | | FILE #: SAMPLE2 | PAID FROM BORROWER'S FUNDS AT SETTLEMENT | PAID FROM SELLER'S FUNDS AT SETTLEMENT |
|--|---|----------------------------|---|---|
| 700. TOTAL SALES/BROKER'S COMMISSION based on price \$ | 139,650.00 @ | 7.00 = | 9,775.50 | |
| Division of commission (line 700) as follows: | | | | |
| 701. \$ | 4,887.75 | to REMAX | | |
| 702. \$ | 4,887.75 | to METRO BROKERS | | |
| 703. Commission paid at Settlement | E/M HELD BY AGENT | | | 9,775.50 |
| 704. | | | | |
| 800. ITEMS PAYABLE IN CONNECTION WITH LOAN | | | P.O.C. Items | |
| 801. Loan Origination Fee | 1 % | ABC MORTGAGE COMPANY | | 1,256.50 |
| 802. Loan Discount | % | | | |
| 803. Appraisal Fee | to | ABC MORTGAGE COMPANY | 300.00/B | |
| 804. Credit Report | to | ABC MORTGAGE COMPANY | 57.00/B | |
| 805. Lender's Inspection Fee | to | ABC MORTGAGE COMPANY | | 75.00 |
| 806. Mtg. Ins. Application Fee | to | | | |
| 807. Assumption Fee | to | | | |
| 808. TAX SERVICE FEE | | ABC MORTGAGE COMPANY | | 75.00 |
| 809. UNDERWRITING FEE | | ABC MORTGAGE COMPANY | | 250.00 |
| 810. GRMA FEE | | ABC MORTGAGE COMPANY | | 6.50 |
| 811. DOC PREP FEE | | ABC MORTGAGE COMPANY | | 150.00 |
| 812. FLOOD CERT FEE | | ABC MORTGAGE COMPANY | | 20.00 |
| 813. | | | | |
| 814. | | | | |
| 815. | | | | |
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE | | | | |
| 901. Interest from | 12/06/00 | to 01/01/01 | @ \$ 27.46 /day | 26 Days |
| | | | | 713.96 |
| 902. Mortgage Insurance Premium for | UFMIP | to DEPT OF HUD | | 3,250.00 |
| 903. Hazard Insurance Premium for | 1 yrs | to USAA | | 368.54 |
| 904. | | | | |
| 905. | | | | |
| 1000. RESERVES DEPOSITED WITH LENDER FOR | | | | |
| 1001. Hazard Insurance | 2 mo.@\$ | 30.71 /mo. | | 61.42 |
| 1002. Mortgage Insurance | 0 mo.@\$ | 67.50 /mo. | | |
| 1003. City property taxes | mo.@\$ | /mo. | | |
| 1004. County property taxes | 5 mo.@\$ | 125.58 /mo. | | 627.90 |
| 1005. Annual Assessments | mo.@\$ | /mo. | | |
| 1006. | mo.@\$ | /mo. | | |
| 1007. | mo.@\$ | /mo. | | |
| 1008. Aggregate Credit for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments | | | | -152.95 |
| 1100. TITLE CHARGES | | | | |
| 1101. Settlement or closing fee | to | | | |
| 1102. Abstract or title search | to | | | |
| 1103. Title examination | to | AUGUSTA TITLE | | 125.00 |
| 1104. Title insurance binder | to | | | |
| 1105. Document preparation | to | | | |
| 1106. Notary fees | to | | | |
| 1107. Attorney's fees | to | SAM F. MAGUIRE, JR. | | 500.00 |
| (includes above items No:) | | | | |
| 1108. Title insurance | to | SAM F. MAGUIRE, JR. | 287.00 | 251.30 |
| (includes above items No: COMMITMENT FEE INCLUDED) | | | | |
| 1109. Lender's coverage \$ | 125,650.00 | ---- | 251.30 | |
| 1110. Owner's coverage \$ | 139,650.00 | ---- | 287.00 | |
| 1111. PREP/RECORD/HANDLING OF DEEDS | SFM RECORDING | | | 60.00 |
| 1112. COURIER/DELIVERY/HANDLING PKG | SFM COURIER | | | 36.00 |
| 1113. POST CLOSING/ADMIN FEE | SFM POST CLOSING | | | 25.00 |
| 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES | | | | |
| 1201. Recording fees | Deed \$ 10.00 ; Mortgage \$ 24.00 ; Releases \$ | | | 34.00 |
| 1202. City/county/stamps | Deed \$; Mortgage \$ | | | |
| 1203. State tax/stamps | Deed \$ 139.70 ; Mortgage \$ 378.00 | | | 517.70 |
| 1204. | | | | |
| 1205. | | | | |
| 1300. ADDITIONAL SETTLEMENT CHARGES | | | | |
| 1301. Survey | to | SURVEY COMPANY | | 225.00 |
| 1302. Pest inspection | to | TERMITE INSPECTION COMPANY | | 950.00 |
| 1303. TAX SEARCH | | SFM TAX SEARCH | | 10.00 |
| 1304. PREP/RECORD/HANDLING RELEASE | | SFM RECORDING | | 20.00 |
| 1305. | | | | |
| 1306. | | | | |
| 1307. | | | | |
| 1308. | | | | |
| 1400. TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K) | | | 5,155.87 | 14,362.50 |

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.

SAM F. MAGUIRE, JR. Buyer/Borrower JOHN SMITH Seller
 Buyer/Borrower Seller

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.

THE LAW OFFICES OF SAM F. MAGUIRE 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 or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.