

<b>B. Type of Loan</b>					6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.			000000		
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 & Address of Borrower: John Smith 123 Main Street Anytown, XX 00000	E. Name & Address of Seller: Mary Jones 321 1st Street Anytown, XX 00000	F. Name & Address of Lender:
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G. Property Location: 321 1st Street Anytown, XX 00000	H. Settlement Agent: AAA Title, Inc Place of Settlement: 456 University Drive Anytown, XX 00000	I. Settlement Date:  01/01/2004
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<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
101. Contract sales price	350,000.00	401. Contract sales price	350,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	3,500.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
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.	
<b>120. Gross Amount Due From Borrower</b>	<b>353,500.00</b>	<b>420. Gross Amount Due To Seller</b>	<b>350,000.00</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions In Amount Due To Seller</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	25,475.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Deposit held by AAA Title, Inc.	2,000.00	506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
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.	
<b>220. Total Paid By/For Borrower</b>	<b>2,000.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>25,475.00</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross amount due from borrower (line 120)	353,500.00	601. Gross amount due to seller (line 420)	350,000.00
302. Less amounts paid by/for borrower (line 220)	( 2,000.00)	602. Less reductions in amt. due seller (line 520)	( 25,475.00)
<b>303. Cash</b> <input type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>333,500.00</b>	<b>603. Cash</b> <input type="checkbox"/> To <input type="checkbox"/> From Seller	<b>324,525.00</b>

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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. The information requested does not lend itself to confidentiality.

L. Settlement Charges				Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
700.	Total Sales/Broker's Commission based on price \$	350,000.00	@ 7% =		
Division of Commission (line 700) as follows:					
701.	\$	12,250.00	to Sellstate Franchise		
702.	\$	12,250.00	to Other Realty Company		
703.	Commission paid at Settlement				24,500.00
704.	\$				250.00
<b>800. Items Payable In Connection With Loan</b>					
801.	Loan Origination Fee		%		
802.	Loan Discount		%		
803.	Appraisal Fee		to		
804.	Credit Report		to		
805.	Lender's Inspection Fee				
806.	Mortgage Insurance Application Fee to				
807.	Assumption Fee				
808.					
809.					
810.					
811.					
<b>900. Items Required By Lender To Be Paid In Advance</b>					
901.	Interest from	to	@ \$	/day	
902.	Mortgage Insurance Premium for			months to	
903.	Hazard Insurance Premium for			years to	
904.				years to	
905.					
<b>1000. Reserves Deposited With Lender</b>					
1001.	Hazard insurance	months @ \$		per month	
1002.	Mortgage insurance	months @ \$		per month	
1003.	City property taxes	months @ \$		per month	
1004.	County property taxes	months @ \$		per month	
1005.	Annual assessments	months @ \$		per month	
1006.		months @ \$		per month	
1007.		months @ \$		per month	
1008.		months @ \$		per month	
<b>1100. Title Charges</b>					
1101.	Settlement or closing fee	to	AAA Title, Inc.		500.00
1102.	Abstract or title search	to	AAA Title, Inc.		50.00
1103.	Title examination	to	AAA Title, Inc.		50.00
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to			
	(includes above items numbers:		)		
1108.	Title insurance	to	AAA Title, Inc.		100.00
	(includes above items numbers:		)		
1109.	Lender's coverage	\$			
1110.	Owner's coverage	\$			
1111.					
1112.					
1113.					
<b>1200. Government Recording and Transfer Charges</b>					
1201.	Recording fees: Deed \$	3,500.00	; Mortgage \$		3,500.00
1202.	City/county tax/stamps: Deed \$	25.00	; Mortgage \$		25.00
1203.	State tax/stamps: Deed \$		; Mortgage \$		
1204.					
1205.					
<b>1300. Additional Settlement Charges</b>					
1301.	Survey	to			
1302.	Pest inspection to				
1303.					
1304.					
1305.					
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				3,500.00 25,475.00