



Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

A. Settlement Statement		B. Type of Loan	
First American Title Insurance Company Estimated Statement		1-5. Loan Type: Conv. Unins.	
		6. File Number:	
		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 "(POC)" were paid outside this 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:			
F. Name & Address of Lender:			
G. Property Location:			
H. Settlement Agent: First American Title Insurance Company Address: 1101 Miranda Lane, Suite 101, Kissimmee, FL 34741		(877)833-1731	
Place of Settlement Address: 1101 Miranda Lane, Suite 101, Kissimmee, FL 34741		I. Estimated Settlement Date: 06/15/2012 Print Date: 02/25/2012, 3:37 PM Disbursement Date: Signing Date:	

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract Sales Price	50,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	252.00
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes	
108. Assessments	
109. Non Ad Valorem Tax 06/15/12 to 10/01/12 @\$66.12/yr	19.56
110.	
111.	
112.	
113.	
114.	
115.	
120. Gross Amount Due from Borrower	50,271.56
200. Amounts Paid by or on Behalf of Borrower	
201. *Deposit or earnest money	2,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes 01/01/12 to 06/15/12 @\$1381.49/yr	628.29
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	2,628.29
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	50,271.56
302. Less amounts paid by/for borrower (line 220)	2,628.29
303. Cash (X From) (To) Borrower	47,643.27

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	50,000.00
402. Personal property	
403. Total Deposits	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes	
408. Assessments	
409. Non Ad Valorem Tax 06/15/12 to 10/01/12 @\$66.12/yr	19.56
410.	
411.	
412.	
413.	
414.	
415.	
420. Gross Amount Due to Seller	50,019.56
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	4,047.50
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan to Ocwen	40,342.77
505. Payoff of second mortgage loan to Ocwen	1.00
506. Coach Homes at Dover Village Condo Dues Est.	5,000.00
507. 2011 Taxes to Orange County Tax Collector POC \$1,447.61	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes 01/01/12 to 06/15/12 @\$1381.49/yr	628.29
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	50,019.56
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	50,019.56
602. Less reductions in amounts due seller (line 520)	50,019.56
603. Cash (To) (From) Seller	

Previous editions are obsolete.
* See Supplemental Page for details. ** Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

L. Settlement Charges		
700. Total Real Estate Broker Fees \$3,000.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:		
701. \$1,750.00 to Tulas Towne Realty		
702. \$1,250.00 to Infinity Real Estate		
703. Commission paid at settlement		
704.		3,000.00
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 (from GFE A)		
804. Appraisal fee (from GFE #3)		
805. Credit report (from GFE #3)		
806. Tax service (from GFE #3)		
807. Flood certification (from GFE #3)		
808. (from GFE #3)		
809. (from GFE #3)		
810. (from GFE #3)		
811. (from GFE #3)		
900. Items Required by Lender to Be Paid in Advance		
901. Daily interest charges from (from GFE #10)		
902. (from GFE #3)		
903. Homeowner's insurance (from GFE #11)		
904.		
905.		
906.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account (from GFE #9)		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment		
1100. Title Charges		
1101. Title services and lender's title insurance (from GFE #4)	225.00	
1102. Settlement or closing fee \$225.00		235.00
to First American Title Insurance Company		
1103. *Owner's title insurance - First American Title Insurance Company (from GFE #5)		287.50
1104. Lender's title insurance		
1105. Lender's title policy limit \$ 0.00		
1106. Owner's title policy limit \$ 50,000.00		
1107. Agent's portion of the total title insurance premium \$ 0.00		
to First American Title Insurance Company		
1108. Underwriter's portion of total title insurance premium \$ 287.50		
to First American Title Insurance Company		
1109. Search Fee * to First American Title Insurance Company		175.00
1110.		
1111.		
1112.		
1200. Government Recording and Transfer Charges		
1201. Government recording charges (from GFE #7)	27.00	
1202. Recording fees: Deed \$27.00 Mortgage \$0.00 Release \$0.00		
1203. Transfer taxes (from GFE #8)		
1204. City/county tax/stamps:		
1205. State tax/stamps: Deed \$350.00 Mortgage \$0.00		350.00
1206.		
1207.		
1208.		
1209.		
1210.		
1300. Additional Settlement Charges		
1301. Required services that you can shop for (from GFE #6)		
1302.		
1303.		
1304.		
1305.		
1306.		
1307.		
1308.		
1309.		
1310.		
1311.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	252.00	4,047.50

* See Supplemental Page for details. ** Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

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

Good Faith Estimate	HUD-1
0.00	
0.00	
0.00	
0.00	0.00

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Title services and lender's title insurance	# 1101
	#
	#
	#
	#
	#
	#
	#
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
0.00	27.00
0.00	225.00
	252.00
\$252.00 or	N/A

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

Good Faith Estimate	HUD-1
0.00	
0.00	

Loan Terms

Your initial loan amount is	\$ 0.00
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	<div>\$ includes</div> <div><input type="checkbox"/> Principal</div> <div><input type="checkbox"/> Interest</div> <div><input type="checkbox"/> Mortgage Insurance</div>
Can your interest rate rise?	<div><input 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 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 % .</div>
Even if you make payments on time, can your loan balance rise?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$.</div>
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$.</div> <div>The maximum it can ever rise to is \$.</div>
Does your loan have a prepayment penalty?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$.</div>
Does your loan have a balloon payment?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on .</div>
Total monthly amount owed including escrow account payments	<div><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.</div> <div><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:</div> <div><div><input type="checkbox"/> Property taxes</div><div><input type="checkbox"/> Flood insurance</div><div><input type="checkbox"/></div><div><input type="checkbox"/></div><div><input type="checkbox"/></div></div> <div><div><input type="checkbox"/> Homeowner's insurance</div><div><input type="checkbox"/></div><div><input type="checkbox"/></div><div><input type="checkbox"/></div><div><input type="checkbox"/></div></div>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

