



A. SETTLEMENT STATEMENT (HUD-1)

ESTIMATED

Printed: June 6, 2012 11:02am

B. Type of Loan	1. FHA 2. [X]RHS 3. [X]Conv. Unins.	6. File Number	7. Loan Number	OMB Approval No. [REDACTED]
4. [X]VA 5. []Conv. Ins.				Mortgage Insurance Number

C. Note: This form is furnished to give you a statement of the actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside of the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower	E. Name and Address of Seller	F. Name and Address of Lender
[REDACTED]	[REDACTED]	[REDACTED]

G. PROPERTY LOCATION	H. Settlement Agent	I. Settlement Date
[REDACTED]	College Escrow, Inc. Place of Settlement 1276 N. Yale Avenue Claremont, CA 91771 Phone: (909) 621-7855	[REDACTED]

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	401. Contract sales price
102. Personal Property	402. Personal property
103. Sell. Chrgs to Borrower (line 1400)	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	406. City/Town taxes
107. Taxes at \$1171.13/semi-annually from 06/12/2012 to 07/01/2012	407. Taxes at \$1171.13/semi-annually from 06/12/2012 to 07/01/2012
108. Assessments	408. Assessments
109.	409.
110.	410.
111.	411.
112.	412.
120. Gross Amount Due From Borrower	420. Gross Amount Due to Seller
164,081.43	155,123.62

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER	500. REDUCTIONS IN AMOUNT DUE TO SELLER
201. Deposits of Earnest Money	501. Excess deposit (see instructions)
202. Principal amount of new loan	502. Sell. chrgs. to seller (line 1400)
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204. Lender Credit from American Financial Network, Inc.	504. Payoff to Bank of America
205. Deposit from Ana R. Gutierrez	505. Payoff to FHA Seller Incentive
206. Deposit from Esmeralda Gutierrez Pallares FBO Jaime and Ana Gutierrez	506. Owners Title Policy Fee
207. Owner's Title Policy Fee	507. Documentary Transfer Tax
208. Documentary Transfer Tax	508.
209.	509.

Adjustments for items unpaid by seller	Adjustments for items unpaid by seller
210. City/Town taxes	510. City/Town taxes
211. County taxes	511. County taxes
212. Seller to credit buyer for closing costs	512. Seller to credit buyer for closing costs
213.	513.
214.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.
220. Total Paid By/For Borrower	520. Total Reductions in Amount Due Seller
164,081.43	155,123.62
300. CASH AT SETTLEMENT FROM/TO BORROWER	600. CASH AT SETTLEMENT FROM/TO SELLER
301. Gross Amounts due from Borrower (line 120)	601. Gross amount due to Seller (line 420)
164,081.43	155,123.62
302. Less amounts paid by/for Borrower (line 220)	602. Less reductions in amount due Seller (line 520)
164,081.43	155,123.62
303. Cash [] From Borrower [] To Borrower	603. Cash [] To Seller [] From Seller
0.00	0.00

Certified to be a true and exact copy of the original

By [Signature]
College Escrow, Inc.

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collection, reviewing, and reporting the data. 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. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

Party Paying POC Legend - (B*) Buyer/Borrower (S*) Seller (L*) Lender (LB*) Loan Broker

[B]Buyer/Borrower [S]Seller

L. SETTLEMENT STATEMENT

		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700.	TOTAL REAL ESTATE BROKER FEES		
	Division of commission (line 700) as follows:		
701.	Move Up Properties \$5,425.00		
702.	Lexington Realty \$3,875.00		
703.	Commission paid at settlement		9,300.00
704.			
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN		
801.	Our origination charge [B] \$1,590.00 (to line 803)	(from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen [B] \$775.00 (to line 803)	(from GFE #2)	
803.	Your adjusted origination charges to American Financial Network, Inc. / American Network Financial, Inc.	(from GFE #A)	2,965.00
804.	Appraisal Fee POC (B*) \$475.00 to American Financial Network, Inc.	(from GFE #3)	
805.	Credit report	(from GFE #3)	
806.	Tax service	(from GFE #3)	
807.	Flood certification	(from GFE #3)	
808.	Condo certification	(from GFE #3)	
809.	Rate Lock Extension to American Financial Network, Inc.	(from GFE #3)	
810.			1,550.00
811.			
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901.	Interest at \$13.3472/day from 05/15/2012 to 06/01/2012 to American Financial Network, Inc.	(from GFE #10)	226.90
902.	Mortgage insurance premium for	(from GFE #3)	
903.	Homeowner's Insurance to Capital Insurance Group	(from GFE #11)	403.00
904.			
905.			
1000.	RESERVES DEPOSITED WITH LENDER		
1001.	Initial deposit for your escrow account	(from GFE #9)	726.76
1002.	Homeowner's Insurance @ \$33.58/mo for 2 mo to American Financial Network, Inc. [B] \$67.16 (to line 1001)		
1003.	Mortgage Insurance		
1004.	Property Taxes @ \$164.90/mo for 4 mos to American Financial Network, Inc. [B] \$659.60 (to line 1001)		
1005.	City taxes		
1006.	Assessments		
1007.	Misc Imppound to American Financial Network, Inc.		
1008.			
1009.	Aggregate Adjustment		
1100.	ESCROW AND TITLE CHARGES		
1101.	Title services and lender's title insurance to Lawyers Title Company	(from GFE #4)	1,835.00
1102.	Settlement or closing fee to College Escrow, Inc. [B] \$1,110.00 (to line 1101)		960.00
1103.	Owner's title insurance to Lawyers Title Company	(from GFE #5)	987.00
1104.	Lender's title insurance (plus Endorsements) to Lawyers Title Company [B] \$425.00 (to line 1101)		
1105.	Lender's title policy limit \$124,000.00		
1106.	Owner's title policy limit \$155,000.00		
1107.	Agent's portion of the total title insurance premium \$		
1108.	Underwriter's portion of the total title insurance premium \$		
1109.	Wire Fee to Lawyers Title Company		25.00
1110.	Owners Title Policy Fee to Lawyers Title Company [B] \$987.00 (to line 1103)		
1111.	ALTA Loan Policy Fee to Lawyers Title Company [B] \$425.00 (to line 1104)		
1112.	Policy Endorsements to Lawyers Title Company [B] \$125.00 (to line 1101)		
1113.	Messenger Fee to Lawyers Title Company [B] \$25.00 (to line 1101)		
1114.	Sub Escrow Fee to Lawyers Title Company [B] \$125.00 (to line 1101)		
1115.	Additional items, see Addendum		
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201.	Government recording charges	(from GFE #7)	150.00
1202.	Grant Deed \$50.00 Trust Deed \$100.00 (Borrower amount(s) to line 1201)		
1203.	Transfer Tax	(from GFE #9)	170.50
1204.	City/County tax/stamps [B] \$170.50 (to line 1203)		
1205.	State tax/stamps		
1206.			
1300.	ADDITIONAL SETTLEMENT CHARGES		
1301.	Required services that you can shop for	(from GFE #6)	
1302.	NHD Fee to DISCLOSURE SOURCE		123.00
1303.	Estimates to Withholding		543.66
1304.			
1305.			
1306.			
1307.			
1308.			

Escrow No.: 20133-D

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1400	TOTAL SETTLEMENT CHARGES (ENTER ON LINES 103 SECTION J AND 502, SECTION K)		8,957.81	10,408.00
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Party Paying POC Legend - (B*) Buyer/Borrower (S*) Seller (L*) Lender (LB*) Loan Broker

[B]Buyer/Borrower [S]Seller

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

Good Faith Estimate	HUD-1
1,590.00	1,590.00
775.00	775.00
2,365.00	2,365.00
170.50	170.50

Charges That In Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Grant Deed \$50.00 Trust Deed \$100.00	# 1202
Appraisal Fee	# 804
Title services and lender's title insurance Lawyers Title Company/College Escrow, Inc.	# 1101
Owner's title insurance	# 1103

Good Faith Estimate	HUD-1
100.00	150.00
475.00	475.00
1,950.00	1,835.00
950.00	987.00

Total
Increase between GFE and HUD-1 Charges

3,475.00 3,447.00
 \$ -28.00 -0.81 %

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Interest at \$13.3472%/day from 05/15/2012 to 06/01/2012	# 901
Homeowner's insurance	# 903

Good Faith Estimate	HUD-1
726.26	726.76
197.47	226.90
402.96	403.00

Loan Terms	
Your initial loan amount is	\$ 124,000.00
Your loan term is	30 years
Your initial interest rate is	3.8750 %
Your initial monthly amount owed for principal, interest and any mortgage insurance is	\$ 583.09 includes <input checked="" type="checkbox"/> Principal <input checked="" 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 0.0000 %. The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by 0.0000%. Over the life of the loan, your interest rate is guaranteed to never be lower than 0.0000% or higher than 0.0000%.
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 \$ 0.00.
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 \$ 0.00. The maximum it can ever rise to is \$ 0.00
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ 0.00
Does your loan have a balloon payment?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ 0.00 due in 0 years on
Total monthly amount owed including escrow account payments	<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. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ 0.00 that results in a total initial monthly amount owed of \$ 0.00. This includes principal, interest, any mortgage insurance and any items checked below. <input checked="" type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> Homeowner's insurance

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

Additional Items From 1100 Series

Borrower Debit Seller Debit

Escrow and Title Charges
Wire Fee to Lawyers Title Company [B]\$25.00 (to line 1101)
Escrow Fee to College Escrow, Inc. [B]\$760.00 [S]\$760.00 (to line 1102)
Loan Tie-In Fee to College Escrow, Inc. [B]\$150.00 (to line 1102)
Notary Fee to Gerardo Sanchez [B]\$50.00 (to line 1102)
Email/ Handling/Overnight to College Escrow, Inc. [B]\$150.00 (to line 1102)
Total to line 1115

PAYOFF BREAKDOWN(S)

	Borrower Debit	Borrower Credit	Seller Debit	Seller Credit
Payoff to Bank of America #184272027 \$136,358.12 (to line 504) Principal Balance			136,358.12	
Payoff to FHA Seller Incentive \$1,000.00 (to line 505) Principal Balance				1,000.00