



A. SETTLEMENT STATEMENT (HUD-1)

ESTIMATED

Printed: June 6, 2012 11:02am

B. Type of Loan		6. File Number	7. Loan Number	OMB Approval No. [REDACTED]	
1. [FHA 2. [RHS 3. [X]Conv. Unins.		[REDACTED]		Mortgage Insurance Number	
4. [VA 5. [I]Conv. Ins.		[REDACTED]		[REDACTED]	
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 91711 Phone: (909) 621-7855		[REDACTED] Close Date [REDACTED]	
J. SUMMARY OF BORROWER'S TRANSACTION					
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER		155,000.00	
101. Contract Sales Price		401. Contract sales price		155,000.00	
102. Personal Property		402. Personal property		155,000.00	
103. Sell. Chrs. to Borrower (line 1400)		403. [REDACTED]		[REDACTED]	
104. [REDACTED]		404. [REDACTED]		[REDACTED]	
105. [REDACTED]		405. [REDACTED]		[REDACTED]	
Adjustments for items paid by seller in advance					
106. City/Town Taxes		406. City/Town taxes		[REDACTED]	
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		123.62	
108. Assessments		408. Assessments		[REDACTED]	
109. [REDACTED]		409. [REDACTED]		[REDACTED]	
110. [REDACTED]		410. [REDACTED]		[REDACTED]	
111. [REDACTED]		411. [REDACTED]		[REDACTED]	
112. [REDACTED]		412. [REDACTED]		[REDACTED]	
120. Gross Amount Due From Borrower		420. Gross Amount Due to Seller		155,123.62	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER					
201. Deposits of Earnest Money		500. REDUCTIONS IN AMOUNT DUE TO SELLER		[REDACTED]	
202. Principal amount of new loan		501. Excess deposit (see instructions)		[REDACTED]	
203. Existing loan(s) taken subject to		502. Sell. chrs. to seller (line 1400)		10,408.00	
204. Lender Credit from American Financial Network, Inc.		503. Existing loan(s) taken subject to		[REDACTED]	
205. Deposit from Ana R. Gutierrez		504. Payoff to Bank of America		136,356.12	
206. Deposit from Esmeralda Gutierrez Pallares FBO Jaime and Ana Gutierrez		505. Payoff to FHA Seller Incentive		1,000.00	
207. Owners Title Policy Fee		506. Owners Title Policy Fee		987.00	
208. Documentary Transfer Tax		507. Documentary Transfer Tax		170.50	
209. [REDACTED]		508. [REDACTED]		[REDACTED]	
Adjustments for items unpaid by seller					
210. City/Town taxes		510. City/Town taxes		[REDACTED]	
211. County taxes		511. County taxes		[REDACTED]	
212. Seller to credit buyer for closing costs		512. Seller to credit buyer for closing costs		6,200.00	
213. [REDACTED]		513. [REDACTED]		[REDACTED]	
214. [REDACTED]		514. [REDACTED]		[REDACTED]	
215. [REDACTED]		515. [REDACTED]		[REDACTED]	
216. [REDACTED]		516. [REDACTED]		[REDACTED]	
217. [REDACTED]		517. [REDACTED]		[REDACTED]	
218. [REDACTED]		518. [REDACTED]		[REDACTED]	
219. [REDACTED]		519. [REDACTED]		[REDACTED]	
220. Total Paid By/For Borrower		520. Total Reductions in Amount Due Seller		155,123.62	
300. CASH AT SETTLEMENT FROM/TO BORROWER					
301. Gross Amounts due from Borrower (line 120)		600. CASH AT SETTLEMENT FROM/TO SELLER		155,123.62	
302. Less amounts paid by/for Borrower (line 220)		601. Gross amount due to Seller (line 420)		[REDACTED]	
303. Cash [] From Borrower [] To Borrower		602. Less reductions in amount due Seller (line 520)		155,123.62	
[REDACTED]		603. Cash [] To Seller [] From Seller		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 at 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

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.	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)	2,365.00
804.	Appraisal Fee P.O.C. (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.		1,550.00
810.			
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 Impound 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 Collage 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 liens, 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.			

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

[B]Buyer/Borrower [S]Seller

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

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/Collage 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"/> Yes, you have a balloon payment of \$ 0.00 due in 0 years on _____. <input type="checkbox"/> No. 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.
Total monthly amount owed including escrow account payments	<input checked="" type="checkbox"/> Yes, 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

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

Escrow No.: 20133-D

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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)			136,358.12	
Principal Balance				
Payoff to FHA Seller Incentive \$1,000.00 (to line 505)				
Principal Balance			1,000.00	