



# A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

<b>First American Title Insurance Company</b> <b>Final Statement</b>	<b>B. Type of Loan</b>
	1-5. Loan Type: <input type="checkbox"/>
	6. File Number:
	7. Loan Number:
8. Mortgage Insurance Case Number:	
<b>C. Note:</b> 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.	
<b>D. Name &amp; Address of Borrower:</b> 6710 Ossington Drive, Indianapolis, IN 46254	
<b>E. Name &amp; Address of Seller:</b>	
<b>F. Name &amp; Address of Lender:</b>	
<b>G. Property Location:</b> 6710 Ossington Drive, Indianapolis, IN 46254	
<b>H. Settlement Agent:</b> First American Title Insurance Company Address:	<b>I.</b> Settlement Date: 12/14/2012 Print Date: 12/13/2012, 1:14 PM Disbursement Date: 12/14/2012 Signing Date:
<b>Place of Settlement Address:</b>	

J. Summary of Borrower's Transaction		
<b>100. Gross Amount Due from Borrower</b>		
101. Contract Sales Price		60,100.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		349.00
104.		
105.		
<b>Adjustments for items paid by seller in advance</b>		
106. City/town taxes		
107. County taxes		
108. Assessments 12/14/12 to 01/01/13 @\$59.00/yr		2.91
109. Association Dues 12/14/12 to 12/31/12 @\$230.00/yr		10.71
110.		
111.		
112.		
113.		
114.		
115.		
<b>120. Gross Amount Due from Borrower</b>		<b>60,462.62</b>
<b>200. Amounts Paid by or on Behalf of Borrower</b>		
201. Deposit or earnest money		500.00
202. Principal amount of new loan(s)		
203. Existing loan(s) taken subject		
204.		
205.		
206.		
207.		
208.		
209.		
<b>Adjustments for items unpaid by seller</b>		
210. City/town taxes		
211. County taxes 01/01/12 to 12/14/12 @\$818.56/yr		780.44
212. Assessments		
213.		
214.		
215.		
216.		
217.		
218.		
219.		
<b>220. Total Paid by/for Borrower</b>		<b>1,280.44</b>
<b>300. Cash at Settlement from/to Borrower</b>		
301. Gross amount due from borrower (line 120)		60,462.62
302. Less amounts paid by/for borrower (line 220)		1,280.44
<b>303. Cash (X From) ( To) Borrower</b>		<b>59,182.18</b>

K. Summary of Seller's Transaction		
<b>400. Gross Amount Due to Seller</b>		
401. Contract sales price		60,100.00
402. Personal property		
403. Total Deposits		
404.		
405.		
<b>Adjustments for items paid by seller in advance</b>		
406. City/town taxes		
407. County taxes		
408. Assessments 12/14/12 to 01/01/13 @\$59.00/yr		2.91
409. Association Dues 12/14/12 to 12/31/12 @\$230.00/yr		10.71
410.		
411.		
412.		
413.		
414.		
415.		
<b>420. Gross Amount Due to Seller</b>		<b>60,113.62</b>
<b>500. Reductions in Amount Due to Seller</b>		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		4,118.50
503. Existing loan(s) taken subject		
504. Payoff of first mortgage loan to Chase Bank		34,714.68
505. Payoff of second mortgage loan		
506. Earnest Money Held By: The Indy Realty Shop		500.00
507. Chase Solicitation Incentive pd to Clarence		20,000.00
508. <b>SELLER RECEIVED \$20K TO SHORT SALE!</b>		
509.		
<b>Adjustments for items unpaid by seller</b>		
510. City/town taxes		
511. County taxes 01/01/12 to 12/14/12 @\$818.56/yr		780.44
512. Assessments		
513.		
514.		
515.		
516.		
517.		
518.		
519.		
<b>520. Total Reduction Amount Due Seller</b>		<b>60,113.62</b>
<b>600. Cash at Settlement to/from Seller</b>		
601. Gross amount due to seller (line 420)		60,113.62
602. Less reductions in amounts due seller (line 520)		60,113.62
<b>603. Cash ( To) ( From) Seller</b>		

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).

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, 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.