

A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

<p>First American Title Insurance Company Final Statement</p>		<p>B. Type of Loan</p> <p>1-5. Loan Type: _____</p> <p>6. File Number: _____</p> <p>7. Loan Number: _____</p> <p>8. Mortgage Insurance Case Number: _____</p>	
<p>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.</p>			
<p>D. Name & Address of Borrower: _____</p>			
<p>E. Name & Address of Seller: _____</p>			
<p>F. Name & Address of Lender: _____</p>			
<p>G. Property Location: 7121 Green Springs Road, Indianapolis, IN 46214</p>			
<p>H. Settlement Agent: First American Title Insurance Company Address: _____</p>		<p>I. Settlement Date: 07/25/2012 Print Date: 07/24/2012, 12:30 PM Disbursement Date: 07/25/2012 Signing Date: _____</p>	
<p>Place of Settlement Address: _____</p>			

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract Sales Price	100,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	4,865.23
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
113.	
114.	
115.	
120. Gross Amount Due from Borrower	104,865.23
200. Amounts Paid by or on Behalf of Borrower	
201. Deposit or earnest money	1,000.00
202. Principal amount of new loan(s)	98,188.00
203. Existing loan(s) taken subject	
204. **Credit Buyer Owner's Policy	660.00
205. application fee deposit from The	425.00
206. closing costs paid by seller	2,516.48
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes 07/01/11 to 07/25/12 @\$1198.00/yr	1,280.05
212. Assessments 07/01/12 to 07/25/12 @\$58.00/yr	3.88
213. parcel 9048645 07/01/11 to 07/25/12 @\$7.98/yr	8.53
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	104,081.94
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	104,865.23 ^L
302. Less amounts paid by/for borrower (line 220)	104,081.94 ^L
303. Cash (X From) (To) Borrower	783.29

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	100,000.00
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.	
410.	
411.	
412.	
413.	
414.	
415.	
420. Gross Amount Due to Seller	100,000.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	6,000.00
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan to Bank of America	75,231.82
505. Payoff of second mortgage loan	
506. est short sale payoff to Bank of America Second	6,000.00
507. Disbursed as Proceeds (\$1000.00)	
508. **Credit Buyer Owner's Policy	660.00
509. closing costs paid by seller	2,516.48
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes 07/01/11 to 07/25/12 @\$1198.00/yr	1,280.05
512. Assessments 07/01/12 to 07/25/12 @\$58.00/yr	3.88
513. parcel 9048645 07/01/11 to 07/25/12 @\$7.98/yr	8.53
514. Homeowner incentive to seller	8,229.24
515. HAFA Incentive To Seller	3,000.00
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	100,000.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	100,000.00
602. Less reductions in amounts due seller (line 520)	100,000.00
603. Cash (To) (From) Seller	

Seller received \$8,229.24 from Bank of America to short sale their home!

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).