



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

ESTIMATED

B. Type of Loan

1. <input checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: WEBSAMPLE	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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

D. Name & Address of Borrower: BUYER	E. Name & Address of Seller: SELLER	F. Name & Address of Lender: LENDER
G. Property Location: Bowie, MD 20720	H. Settlement Agent: Milestone Title, LLC 9500 Arena Drive, Suite 320, Largo, MD 20774 Telephone: 301-459-0400 Fax: 301-459-4510 Place of Settlement: 9500 Arena Drive, Suite 320, Largo, MD 20774	I. Settlement Date: 10/01/2012 Disbursement Date: 10/01/2012 TitleExpress Printed 09/05/2012 at 7:10 pm by CON

J. Summary of Borrower's Transaction		
100. Gross Amount Due from Borrower		
101. Contract sales price		300,000.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		6,627.50
104.		
105.		
Adjustments for items paid by seller in advance		
106. City/town taxes	to	
107. County taxes	10/01/2012 to 12/31/2012	1,005.46
108. Assessments	to	
109.		
110.		
111.		
112.		
120. Gross Amount Due from Borrower		307,632.96
200. Amounts Paid by or in Behalf of Borrower		
201. Deposit or earnest money		3,000.00
202. Principal amount of new loan(s)		289,500.00
203. Existing loan(s) taken subject to		
204.		
205.		
206.		
207. 3% Closing Cost Assistance		9,000.00
208.		
209.		
Adjustments for items unpaid by seller		
210. City/town taxes	to	
211. County taxes	to	
212. Assessments	to	
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. Total Paid by/for Borrower		301,500.00
300. Cash at Settlement from/to Borrower		
301. Gross amount due from borrower (line 120)		307,632.96
302. Less amounts paid by/for borrower (line 220)		301,500.00
303. Cash	<input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	6,132.96

K. Summary of Seller's Transaction		
400. Gross Amount Due to Seller		
401. Contract sales price		300,000.00
402. Personal property		
403.		
404.		
405.		
Adjustments for items paid by seller in advance		
406. City/town taxes	to	
407. County taxes	10/01/2012 to 12/31/2012	1,005.46
408. Assessments	to	
409.		
410.		
411.		
412.		
420. Gross Amount Due to Seller		301,005.46
500. Reductions in Amount Due to Seller		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		22,655.00
503. Existing loan(s) taken subject to		
504. Payoff of first mortgage loan to Payoff Lender		200,000.00
505. Payoff of second mortgage loan		
506.		
507. 3% Closing Cost Assistance		9,000.00
508.		
509. Water Escrow		300.00
Adjustments for items unpaid by seller		
510. City/town taxes	to	
511. County taxes	to	
512. Assessments	to	
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520. Total Reduction Amount Due Seller		231,955.00
600. Cash at Settlement to/from Seller		
601. Gross amount due to seller (line 420)		301,005.46
602. Less reductions in amount due seller (line 520)		231,955.00
603. Cash	<input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	69,050.46

Contract Sales Price.

Summary of itemized charges on P. 2.

Gross amount due b/4 credits.

Earnest Money Deposit submitted with contract.

Seller paid Closing Cost Credit per contract.

Amount due at settlement payable by wire transfer only.

Contract Sales Price.

Real Property tax pro-ration.

Gross amount due to Seller b/4 deductions.

Payoff to Lender.

Summary of itemized charges.

Seller paid Closing Cost Credit per contract.

Water Escrow for final water bill.

Cash to Seller.

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.

L. Settlement Charges

700. Total Real Estate Broker Fees	\$18,000.00				
Division of commission (line 700) as follows:					
701. \$9,000.00	to Listing Agent				
702. \$9,000.00	to Selling Agent				
703. Commission paid at settlement					18,000.00
704. Earnest Money Deposit	to Listing Agent	\$3,000.00 P.O.C.(B*)			
800. Items Payable in Connection with Loan					
801. Our origination charge (Includes Origination Point 0.000% or \$0.00)		\$	(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	to		(from GFE #3)		
805. Credit report	to		(from GFE #3)		
806. Tax service	to		(from GFE #3)		
807. Flood certification	to		(from GFE #3)		
808.	to				
900. Items Required by Lender to be Paid in Advance					
901. Daily interest charges from	from 10/01/2012 to 11/01/2012 @ \$0.00/day		(from GFE #10)		
902. Mortgage insurance premium	months to		(from GFE #3)		
903. Homeowner's insurance	months to		(from GFE #11)		
904.	months to		(from GFE #11)		
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account			(from GFE #9)		
1002. Homeowner's insurance	months @ \$	/month			
1003. Mortgage insurance	months @ \$	/month			
1004. Property taxes	months @ \$	/month			
1005. County taxes	months @ \$	333.33/month	\$		
1006. Assessments	months @ \$	0.00/month	\$		
1007. Aggregate Adjustment		\$			
1100. Title Charges					
1101. Title services and lender's title insurance			(from GFE #4)	1,942.50	
1102. Settlement or closing fee	to Milestone Title, LLC	\$			450.00
1103. Owner's title insurance - Westcor Land Title Insurance Company			(from GFE #5)	670.00	
1104. Lender's title insurance - Westcor Land Title Insurance Company		\$752.50			
1105. Lender's title policy limit \$289,500.00	Lender's Policy				
1106. Owner's title policy limit \$300,000.00	Owner's Policy				
1107. Agent's portion of the total title insurance premium		\$1,138.00			
1108. Underwriter's portion of the total title insurance premium		\$284.50			
1109. Abstract or Title Search ***Estimated	to TBD	\$250.00			
1110. Document Preparation	to C.M. O'Neal & Company, P	\$150.00			150.00
1111. Recording Service Fee	to R. Northcross/MTLLC	\$75.00			
1112. Digital Documents	to Milestone Title, LLC	\$35.00			
1113. Release Tracking Fee - Per Release	to reQuire	\$			35.00
1114. Title Curative (If Applicable)	to Milestone Title, LLC	\$			295.00
1200. Government Recording and Transfer Charges					
1201. Government recording charges		\$	(from GFE #7)	120.00	
1202. Deed \$60.00	Mortgage \$60.00	Release \$50.00			50.00
1203. Transfer taxes		\$	(from GFE #8)	3,675.00	
1204. State Recordation Tax	Deed \$1,650.00	Mortgage \$			825.00
1205. State Transfer Tax	Deed \$1,500.00	Mortgage \$			750.00
1206. County Transfer Tax	Deed \$4,200.00	Mortgage \$			2,100.00
1300. Additional Settlement Charges					
1301. Required services that you can shop for			(from GFE #6)	220.00	
1302. Survey	to Duley & Associates, Inc.	\$220.00			
1303.	to				
1304.	to	\$			
1305.	to				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				6,627.50	22,655.00

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

See Lenders Good Faith Estimate (GFE) for details.

Seller Paid Commission

Fees paid to Milestone Title by Sellers for settlement services, recording services and document preparation.

Premium for new Owners Title Insurance Policy.

Cost of deed preparation as selected by Seller.

Fee paid to reQuire by Seller to manage and track deeds of trust and releases.

Fee to resolve major Title Issues (charged only if applicable).

Total Settlement charges Transferred to P.1 of the HUD-1.

Charges to Buyer see (GFE) and Seller by appropriate County and State or DC to record new deed, deed of trust, and release old deed.

Additional services chosen by Buyer or Seller, such as Survey, Pest Inspection, Home Warranty, etc.

Comparison of GFE and HUD-1 charges.

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 taxes	# 1203

Good Faith Estimate	HUD-1
0.00	0.00
0.00	0.00
0.00	0.00
0.00	3,675.00

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
Survey	# 1302
	#
	#
	#
	#
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
0.00	120.00
0.00	1,942.50
0.00	670.00
0.00	220.00
0.00	2,952.50
\$ 2,952.50 or	999.9999%

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

Good Faith Estimate	HUD-1
0.00	0.00
0.00	0.00
0.00	0.00

Loan Terms	
Your initial loan amount is	\$289,500.00
Your loan term is	30. years
Your initial interest rate is	3.7500%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$1,340.72 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 % . The first change will be on / / and can change again every years 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 % .
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 \$.
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 \$. The maximum it can ever rise to is \$.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ due in 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 \$333.33 that results in a total initial monthly amount owed of \$1,674.05. 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"/> <input type="checkbox"/>

Loan Amount
Loan Term
Interest Rate

Total monthly payment to include principle, interest, taxes and insurance.

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

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyers

BUYER

Sellers

SELLER

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT

DATE

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.