

A. Settlement Statement (HUD-1)

1 <input type="checkbox"/> FHA 2 <input type="checkbox"/> RHS 3 <input type="checkbox"/> Conv Unins 4 <input type="checkbox"/> VA 5 <input type="checkbox"/> Conv Ins. 6 <input type="checkbox"/> Seller Fin 7 <input type="checkbox"/> Cash Sale.	6. File Number	7. Loan Number	8. Mortgage Ins Case Number
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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 "(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 John and Jane Homebuyer 1234 Example Way Austin, Tx 78751	E. Name & Address of Seller Harry and Harriet Homeseller 5678 Example Ave. Austin, Tx 78704	F. Name & Address of Lender Lender Company 2506 Mt. Example Road, Memphis, TN 38115
H. Property Location Any SUBD, Block A, Lot 4, Travis County 6300 Example Drive Austin, TX 78745	H. Settlement Agent Name Austin Title Company 3815 S. Capital of TX Hwy, #140 Austin, TX 78704 512-306-0988 Underwritten By: Lawyers Place of Settlement Austin Title Company 3815 S. Capital of TX Hwy, #140 Austin, TX 78704	I. Settlement Date 01/26/2010 Fund: 01/26/2010

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower	
104.	
105.	
Adjustments for items paid by seller in advance	
106. City property taxes	
107. County property taxes	
108. Annual assessments	
109. School property taxes	
110. MUD taxes	
111. Other	
112.	Buyer
113.	Debits
114.	
115.	
116.	
120. Gross Amount Due from Borrower	
200. Amounts Paid By Or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loans	
203. Existing loan(s) taken subject to	
204.	
205.	
206. Option fee Deposit	
207.	
208. Portion of Owner's Policy Paid by Seller	
209.	
Adjustments for items unpaid by seller	
210. City property taxes	
211. County property taxes 01/01/10 thru 01/26/10	
212. Annual assessments	
213. School property taxes	
214. MUD taxes	
215.	Buyer
216.	Credits
217.	
218.	
219.	
220. Total Paid By/For Borrower	
300. Cash At Settlement From/To Borrower	
301. Gross Amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	
303. Cash From Borrower	

Owners Title Policy credited to buyer

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City property taxes	
407. County property taxes	
408. Annual assessments	
409. School property taxes	
410. MUD taxes	
411. Other	
412.	
413.	Seller
414.	Credits
415.	
416.	
420. Gross Amount Due to Seller	
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement Charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Option fee Deposit	
507.	
508. Portion of Owner's Policy Paid by Seller	
509.	
Adjustments for items unpaid by seller	
510. City property taxes	
511. County property taxes 01/01/10 thru 01/26/10	
512. Annual assessments	
513. School property taxes	
514. MUD taxes	
515. Other	
516.	Seller
517.	Debits
518.	
519.	
520. Total Reduction Amount Due Seller	
600. Cash At Settlement To/From Seller	
601. Gross Amount due to seller (line 420)	
602. Less reductions in amt. due seller (line 520)	
603. Cash To Seller	

Owners Title Policy charged to seller

The Public Reporting Burden for this collection of information is estimated at 35 minutes per reponse 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 \$13,100.00		
Division of Commission (line 700) as follows:	Commissions	
701. \$5,240.00 to Turnquist Partners, Realtors	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$7,860.00 to Dan Birchman		
703. Commission Paid at Settlement		

800. Items Payable in Connection with Loan		
801. Our origination charge		(from GFE #1)
802. Your credit or charge (points) for the specific rate chosen		(from GFE #2)
803. Your adjusted origination charges to		(from GFE A)
804. Appraisal Fee to		(from GFE #3)
805. Credit report to		(from GFE #3)
806. Tax services to		(from GFE #3)
807. Flood certification to	Lender Services	
808. Document Preparation to		(from GFE #3)

900. Items Required by Lender To Be Paid in Advance		
901. Daily interest charges from to		(from GFE #10)
902. Mortgage Insurance Premium for months to	Interest & Insurance	
903. Homeowner's insurance for 1 year to		(from GFE #11)

1000. Reserves Deposited with Lender		
1001. Initial Deposit for your escrow account		(from GFE #9)
1002. Homeowner's insurance months @ per month		
1003. Mortgage insurance months @ per month		
1004. City property taxes months @ per month		
1005. County property taxes months @ per month		
1006. Annual assessments months @ per month		
1007. School property taxes months @ per month		
1008. MUD taxes months @ per month		
1009. Other months @		
1010. Flood Insurance months @	New Escrow Account	
1011. Aggregate Adjustment		

Lines 1102, 1104, 1109, 1113 roll-up & total here

1100. Title Charges		
1101. Title Services and lender's title insurance to Austin Title Company		(from GFE #4)
1102. Settlement or closing fee to Austin Title Company		
1103. Owner's title insurance to Austin Title Company		(from GFE #5)
1104. Lender's title insurance to		
1105. Lender's title policy limit \$	Attorney Fees & Title Charges	
1106. Owner's title policy limit \$		
1107. Agent's portion of the total title insurance premium to		
1108. Underwriter's portion of the total title insurance premium to		
1109. State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association		(from GFE #4)
1110. State of Texas Policy Guaranty Fee to Texas Title Insurance Guaranty Association		\$5.00 (from GFE #5)
1111.		
1112. E File Fee to		(from GFE #4)
1113. Courier Fee to Austin Title Company		(from GFE #4)
1114. Tax Certificate to		

Credit to Buyer on page 1

1200. Government Recording and Transfer Charges		
1201. Government recording charges		(from GFE #7)
1202. Deed ; Mortgage , Release to Austin Title Company		
1203. Transfer Taxes		(from GFE #8)
1204. City/County tax/stamps Deed \$0.00 ; Mortgage \$0.00	Recording Fees	
1205. State tax/stamps Deed \$0.00 ; Mortgage \$0.00		

1300. Additional Settlement Charges		
1301. Required services you can shop for	All Other Charges	
1302. Document Preparation to		(from GFE #6)

1400. Total Settlement Charges (ender on lines 103, Section J and 502, Section K)		
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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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement

