



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: DEED 2	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:
G. Property Location:	H. Settlement Agent: Law Offices of G. Russell Donaldson, PC Place of Settlement: 2200 Defense Highway, Suite 309, Crofton, MD 21114 Phone: 410-451-7100 Fax:	I. Settlement Date: Disbursement Date: TitleExpress Printed 01/05/2010 at 1:23 pm EST

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	1,845.00
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	1,845.00
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
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	0.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	1,845.00
302. Less amounts paid by/for borrower (line 220)	0.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	1,845.00

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/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
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)	200.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513. Water Escrow	150.00
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	350.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	0.00
602. Less reductions in amount due seller (line 520)	350.00
603. Cash <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller	350.00

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect 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. It 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				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:					
701.	\$0.00	to			
702.	\$0.00	to			
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 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			
807.	Flood certification	to			
808.		to			
900. Items Required by Lender to be Paid in Advance					
901.	Daily interest charges from	from // to // @ \$0.00/day	(from GFE #10)		
902.	Mortgage Ins. Premium	for months to	(from GFE #3)		
903.	Homeowner's insurance	for 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 @ \$	0.00/month \$0.00		
1003.	Mortgage Insurance	months @ \$	0.00/month \$0.00		
1004.	City Property Taxes	months @ \$	0.00/month \$0.00		
1005.	County Property Taxes	months @ \$	0.00/month \$0.00		
1006.	Assessments	months @ \$	0.00/month \$0.00		
1007.	Aggregate Adjustment		\$0.00		
1100. Title Charges					
1101.	Title services and lender's title insura			(from GFE #4)	1,350.00
1102.	Settlement or closing fee	to	\$		
1103.	Owner's title insurance			(from GFE #5)	
1104.	Lender's title insurance			\$	
1105.	Lender's title policy limit \$0.00				
1106.	Owner's title policy limit \$0.00				
1107.	Agent's portion of the total title insurance premium			\$	
1108.	Underwriter's portion of the total title insurance premium			\$	
1109.	Abstract or title search-ESTIMATE to /LOGRD			\$225.00	
1110.	Title examination	to Law Offices of G. Russell Donaldson	\$850.00		
1111.	Title insurance binder	to Chicago Title Insurance Company	\$75.00		
1112.	Document Preparation	to Law Offices of G. Russell Donaldson	\$200.00		
1200. Government Recording and Transfer Charges					
1201.	Government recording charges			(from GFE #7)	80.00
1202.	Deed \$40.00	Mortgage \$40.00	Release \$30.00		30.00
1203.	Transfer taxes			(from GFE #8)	
1204.	City/county tax/stamps:	Deed \$0.00	Mortgage \$0.00		
1205.	State Tax/stamps	Deed \$0.00	Mortgage \$0.00		
1206.		Deed \$0.00	Mortgage \$0.00		
1207.		Deed \$0.00	Mortgage \$0.00		
1300. Additional Settlement Charges					
1301.	Required services that you can shop for			(from GFE #6)	370.00
1302.	Survey-ESTIMATE	to Witz & Associates	\$250.00		
1303.	Pest Inspection	to	\$		
1304.	Recording Fee	to LOGRD: Recordings R' Us	\$65.00		
1305.	Release Procurement Fee	to LOGRD:			125.00
1306.	Courier/Overnight Mail Fee	to Law Offices of G. Russell Donaldson, PC		45.00	45.00
1307.	Lien Certification	to Director of Finance/County	\$55.00		
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			1,845.00	200.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
	#

Good Faith Estimate	HUD-1

Charges That in Total Cannot Increase More Than 10%	
Title services and lender's title insurance	# 1101
Government recording charges	# 1201
Survey-ESTIMATE	# 1302
Pest Inspection	# 1303
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
	1,350.00
	110.00
	250.00
	1,710.00
\$ 1,710.00	or

Charges That Can Change	#
	#

Good Faith Estimate	HUD-1

Loan Terms

Your initial loan amount is	\$
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ includes <input type="checkbox"/> Principal <input 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 checked="" 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 type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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