

# seterus™

**Physical Address**  
14523 SW Millikan Way, Suite 200; Beaverton, OR 97005

**Business Hours (Pacific Time)**  
Mon-Thu 5:00am to 9:00pm; Fri 5:00am to 6:00pm  
Sat 5:00am to 9:00am; Sun 5:00am to 9:00pm

**Payments**  
PO Box 7162; Pasadena, CA 91109-7162

**Correspondence**  
PO Box 2008; Grand Rapids, MI 49501-2008

**Phone**  
866.570.5277

**Fax**  
866.578.5277

**Website**  
www.seterus.com

## SETTLEMENT AGREEMENT

Date: March 28, 2012

Loan No: 12226257 *L775J*  
Borrower: Jeffrey Jacobsen  
Dana Jacobsen  
115 W Ingram ST  
Mesa, AZ 85201-2269

RE: Notice of Discounted Payoff

Fax: 111.111.1111

Dear Sharon Swanton,

Seterus, Inc., is the servicer of the above-referenced loan ("Loan"). We are pleased to advise you that subject to the conditions in this letter, we can offer you a discounted payoff in the amount of \$77,549.09 in the event you are able to sell the property securing this loan through an arms-length transaction. This discount expires on 4/27/2012 ("Expiration Date"). To accept this offer, you must complete the following steps prior to the expiration date.

1. All of the above named borrower(s) or guarantor(s), if applicable must sign this letter below. Each signature must be notarized. You should be able to obtain a notary at your bank.
2. We must receive your fully signed and notarized copy of this letter by 4/27/2012. You may fax this letter to the fax number referenced above or mail to the mailing address referenced at the end of this letter.
3. The following cancellation clauses must be added to the listing agreement and sales contract as specified below.
  - If required, the listing agreement must include, "Seller may cancel this agreement prior to the ending date of the listing period without advance notice to the broker, and without payment of a commission or any other consideration, if the property is conveyed to the mortgage insurer or the mortgage holder."
  - The sales contract must include, "The seller's obligation to perform on this contract is subject to the rights of the mortgage insurer (if any) and the mortgage holder relating to the conveyance of the property."
4. We must receive the full discounted payoff amount of \$77,549.09, by bank wire transfer, bank check, money order or certified funds on or before 4/27/2012. You must send the funds to the address referenced at the end of this letter.
5. Any contribution of funds from the borrower(s) other than the contribution, if any, specified in this letter must be approved by Seterus, Inc. in writing.

(Continued)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT, BUT NOTICE OF POSSIBLE ENFORCEMENT OF OUR LIEN AGAINST THE COLLATERAL PROPERTY. COLORADO: FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT, SEE [WWW.COLORADODATTORNEYGENERAL.GOV/CA](http://WWW.COLORADODATTORNEYGENERAL.GOV/CA). Seterus, Inc. maintains a local office at 355 Union Boulevard, Suite 302, Lakewood, CO 80228. The office's phone number is 888.738.5576. NEW YORK CITY: 1331537, 1340663, 1340148. TENNESSEE: This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. Seterus, Inc. is licensed to do business at 14523 SW Millikan Way, Beaverton, OR.

*X Jeffrey Jacobsen*

*X Dana Jacobsen*

Jeffrey Jacobsen  
Dana Jacobsen  
Loan No.: 12226257  
Page 2  
March 28, 2012

6. We must receive a copy of the signed certified HUD-1 Settlement Statement for the sale of the property by 4/27/2012. You may fax this to the fax number referenced above or mail to the mailing address referenced at the end of this letter. The HUD-1 Settlement Statement must be in accordance with the Estimated HUD-1 Settlement Statement, which indicates a purchase price of \$85,000.00. Any amounts paid to junior lien holders to obtain lien release(s) shall not exceed the total sum of \$0.00. Our credit for seller paid closing costs must not exceed \$2,550.00. Realtor commission must not exceed 6%. By signing below, you acknowledge that Seterus, Inc. and the holder of your note relied upon this Estimated HUD-1 Settlement Statement to approve the discounted payoff settlement. Any surplus funds shown on the Final HUD-1 Settlement Statement in excess of the amount shown on Estimated HUD-1 Settlement Statement also must be paid directly to Seterus in accordance with the instruction in item #4 above.
7. The HUD-1 Settlement Statement must identify borrower(s) as the seller(s) and Ryan Mindermann as the buyer(s).
8. Final HUD-1 to be approved by us 48 hours prior to closing. Email HUD-1 to HUDApproval@seterus.com.
9. This offer is subject to the acceptance of all and any requirements by the mortgage insurer company if your loan is insured.

Please note that if you have an escrow account, unless otherwise required by applicable law, Seterus, Inc. will make your tax and/or insurance payments only if your account is less than 30 days delinquent or your account has sufficient funds. If your account is more than 30 days delinquent or has insufficient funds for disbursement Seterus, Inc. will not advance funds and you will be responsible for any tax or insurance payments, penalties or interest. Any remaining funds held by Seterus, Inc. in your escrow or suspense account will be applied toward the remaining amounts owed on your loan after payment of the \$77,549.09.

Unless otherwise previously negotiated and explicitly stated on the HUD-1, any funds in excess of the discounted settlement amount on the HUD-1 Settlement Statement will be paid to Seterus, Inc. and applied toward the remaining amounts owed after \$77,549.09. Under no circumstances shall any funds be disbursed to the borrower(s).

Upon completion of all requirements by borrower(s), Seterus will execute a release and a discharge of the deed of trust/mortgage, including any deficiency balance and, if necessary, will dismiss any pending legal action to collect this obligation. As required by law, Seterus, Inc. may issue a 1099C, Forgiveness of Debt, as a result of this Settlement Agreement. Borrower(s) acknowledges that there may be tax implications resulting from debt forgiveness. Borrower(s) should consult with a tax advisor.

This Agreement may have credit reporting consequences. For information about your credit score, go to:  
<http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm>.

X Jeffrey Jacobsen X Dana Jacobsen

(Continued)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AS WE SOMETIMES ACT AS A DEBT COLLECTOR. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. HOWEVER, IF YOU ARE IN BANKRUPTCY OR RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT, THIS LETTER IS NOT AN ATTEMPT TO COLLECT THE DEBT, BUT NOTICE OF POSSIBLE ENFORCEMENT OF OUR LIEN AGAINST THE COLLATERAL PROPERTY. COLORADO: FOR INFORMATION ABOUT THE COLORADO FAIR DEBT COLLECTION PRACTICES ACT, SEE [WWW.COLORADOATTORNEYGENERAL.GOV/CA](http://WWW.COLORADOATTORNEYGENERAL.GOV/CA). Seterus, Inc. maintains a local office at 355 Union Boulevard, Suite 302, Lakewood, CO 80228. The office's phone number is 888.738.5576. NEW YORK CITY: 1331537, 1340663, 1340148. TENNESSEE: This collection agency is licensed by the Collection Service Board of the Department of Commerce and Insurance. Seterus, Inc. is licensed to do business at 14523 SW Millikan Way, Beaverton, OR.

Jeffrey Jacobsen  
Dana Jacobsen  
Loan No.: 12226257  
Page 3  
March 28, 2012

Our printed name below constitutes our execution of this offer, and it does not need to be counter-signed by Seterus, Inc.

Sincerely,

Seterus, Inc.  
866.570.5277

ACKNOWLEDGED AND ACCEPTED:

By: Jeffrey Jacobsen Date: 4-2-12  
Name: Jeffrey Jacobsen

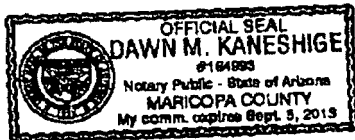
By: Dana Jacobsen Date: 4-2-12  
Name: Dana Jacobsen

Payment remittance information:

VIA BANK WIRE TRANSFER	OR	VIA OVERNIGHT MAIL
JP Morgan Chase Bank		Seterus, Inc.
ABA #0210-0002-1		14523 SW Millikan Way, Suite 200
For Further Credit to:		Beaverton, OR 97005
Seterus, Inc.		866.570.5277
Account # 859310005		888.502.0048 FAX
Reference- 12226257		

Notarization Acknowledgment

Dawn M Kaneshige



X Jeffrey Jacobsen

X Dana Jacobsen

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# Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

<b>A. Settlement Statement</b>		<b>B. Type of Loan</b>	
<b>First American Title Insurance Company Final Statement</b>		1-5. Loan Type: Conv. Unins.	
		6. File Number: 492-5442512	
		7. Loan Number: 0335784773	
		8. Mortgage Insurance Case Number:	
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.			
D. Name & Address of Borrower: Ryan E. Mindermann 1509 West Capri Avenue, Mesa, AZ 85202			
E. Name & Address of Seller: Jeffrey Jacobsen, Dana Jacobsen 2150 East Ellis Drive, Tempe, AZ 85282			
F. Name & Address of Lender: Fulton Homes Mortgage, LLC 1003 Briar Drive, 4th Floor San Bernardino, CA 92408-2862			
G. Property Location: 115 West Ingram Street, Mesa, AZ 85201			
H. Settlement Agent: First American Title Insurance Company Address: 19820 North 7th Street, Suite 130, Phoenix, AZ 85024		i. Settlement Date: 04/13/2012 Print Date: 04/13/2012, 9:58 AM Disbursement Date: 04/13/2012 Signing Date: 04/11/2012	
Place of Settlement Address: 19820 North 7th Street, Suite 130, Phoenix, AZ 85024			

I, the undersigned, hereby certify this to be a true and correct copy:  
 First American Title Insurance Company  
 By

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract Sales Price	85,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	4,258.72
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes	
108. Assessments	
109. Association Dues 04/13/12 to 05/01/12 @\$67.20/mo	40.32
110.	
111.	
112.	
113.	
114.	
115.	
<b>120. Gross Amount Due from Borrower</b>	<b>89,299.04</b>
<b>200. Amounts Paid by or on Behalf of Borrower</b>	
201. *Deposit or earnest money	20,229.52
202. Principal amount of new loan(s)	68,000.00
203. Existing loan(s) taken subject	
204. **Credit Buyer Owner's Policy	803.00
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes 01/01/12 to 04/13/12 @\$944.46/yr	266.52
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>89,299.04</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	89,299.04
302. Less amounts paid by/for borrower (line 220)	89,299.04
303. Cash ( From ) ( To ) Borrower	

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	85,000.00
402. Personal property	
403. Total Deposits	
404. Listing Broker Credit to Seller from Russ Lyon Sotheby's International	5.52
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes	
408. Assessments	
409. Association Dues 04/13/12 to 05/01/12 @\$67.20/mo	40.32
410.	
411.	
412.	
413.	
414.	
415.	
<b>420. Gross Amount Due to Seller</b>	<b>85,045.84</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	5,955.00
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan to Setenus Inc	77,549.09
505. Payoff of second mortgage loan	
506. **Credit Buyer Owner's Policy	803.00
507. Taxes 7/1/11 to 12/31/11-2nd 1/2 2011 to Maricopa County Treasurer	472.23
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes 01/01/12 to 04/13/12 @\$944.46/yr	266.52
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>85,045.84</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	85,045.84
602. Less reductions in amounts due seller (line 520)	85,045.84
603. Cash ( To ) ( From ) Seller	

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 at 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.  
 Page 1

L. Settlement Charges			
700. Total Real Estate Broker Fees \$2,975.00		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
701.	\$1,600.00 to Russ Lyon Sotheby's International Realty		
702.	\$2,125.00 to Go Arizona Homes		
703.	Commission paid at settlement		3,725.00
704.	Commission Paid at Settlement to Premier Default Management Services		650.00
705.	Materials Fee to Quantum Default Servicing		100.00
706.	Referral Fee pd by Russ Lyon Sotheby's Intl to Quantum Default Servicing		425.00
800. Items Payable in Connection with Loan			
801.	Our origination charge (includes Origination Point(s) 0.1250% + \$85.00 = \$85.00)	\$980.00 (from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)	
803.	Your adjusted origination charges to Fulton Homes Mortgage, LLC	(from GFE A)	980.00
804.	Appraisal fee to RELS Valuation	(from GFE #3)	579.00
805.	Credit report to RELS Credit	(from GFE #3)	22.00
806.	Tax service	(from GFE #3)	
807.	Flood certification	(from GFE #3)	
808.		(from GFE #3)	
809.		(from GFE #3)	
810.		(from GFE #3)	
811.		(from GFE #3)	
900. Items Required by Lender to Be Paid in Advance			
901.	Daily interest charges from 04/13/12 to 05/01/12 @\$9.550000/day to Fulton Homes Mortgage, LLC	(from GFE #10)	171.90
902.		(from GFE #3)	
903.	Homeowner's insurance for 1 year(s) to Allstate Indemnity Company	(from GFE #11)	422.44
904.			
905.			
906.			
1000. Reserves Deposited with Lender			
1001.	Initial deposit for your escrow account	(from GFE #9)	264.98
1002.	Homeowner's insurance 5 mo(s) @\$35.20/mo	\$176.00	
1003.	Mortgage insurance		
1004.	Property taxes 3 mo(s) @\$53.13/mo	\$159.39	
1005.			
1006.			
1007.	Aggregate Adjustment	-\$70.41	
1100. Title Charges			
1101.	Title services and lender's title insurance	(from GFE #4)	759.00
1102.	Settlement or closing fee	\$196.00	280.00
	to First American Title Insurance Company		
1103.	Owner's title insurance - First American Title Insurance Company	(from GFE #5)	803.00
1104.	Lender's title insurance - First American Title Insurance Company	\$483.00	
1105.	Lender's title policy limit \$ 68,000.00		
1106.	Owner's title policy limit \$ 85,000.00		
1107.	Agent's portion of the total title insurance premium \$ 0.00		
	to First American Title Insurance Company		
1108.	Underwriter's portion of total title insurance premium \$ 1,286.00		
	to First American Title Insurance Company		
1109.	Recon Tracking Fee to First American Title Insurance Company		50.00
1110.			
1111.			
1112.			
1200. Government Recording and Transfer Charges			
1201.	Government recording charges	(from GFE #7)	25.00
1202.	Recording fees:		
1203.	Transfer taxes	(from GFE #8)	
1204.	City/county tax/stamps:		
1205.	State tax/stamps:		
1206.	Recording Fee	\$25.00	25.00
1207.			
1208.			
1209.			
1210.			
1300. Additional Settlement Charges			
1301.	Required services that you can shop for	(from GFE #6)	97.00
1302.	Flood Certification to WF Flood Services	\$19.00	
1303.	Tax Service to WF RE Tax Svcs	\$78.00	
1304.	April Assessment to Park View on Center	POC-S \$67.20	
1305.	Buyer Advance Assessments to Park View on Center		134.40
1306.	Disclosure/Processing/Expedite Fee to Jomar Association Services		500.00
1307.	FAFA to FAFA	POC \$175.00	
1308.	HOA Balance to Park View on Center	POC-S \$8.50	
1309.			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>4,258.72</b>	<b>5,955.00</b>

\* See Supplemental Page for details. \*\* Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Your origination charge	# 801
Your credit / charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
980.00	980.00
0.00	
980.00	980.00
0.00	

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal fee	# 804
Credit report	# 805
Flood Certification	# 1302
Tax Service	# 1303
	#
	#
	#

Good Faith Estimate	HUD-1
59.00	25.00
590.00	579.00
11.00	22.00
19.00	19.00
78.00	78.00

<b>Total</b>	
<b>Increase between GFE and HUD-1 Charges</b>	

757.00	723.00
-\$34.00	or -4.4914%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 @ \$9.550000/day
Homeowner's insurance	# 903
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
	#

Good Faith Estimate	HUD-1
312.51	264.98
85.95	171.90
650.00	422.44
1,151.00	759.00
803.00	803.00

**Loan Terms**

Your initial loan amount is	\$ 68,000.00
Your loan term is	30 years
Your initial interest rate is	5.1250 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 370.25 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 0.0000%. The first change will be on _____ and can change again every _____ after. Every change date, your interest rate can increase or decrease by 0.0000%. Over the life of the loan, your interest rate is guaranteed to never be lower than 0.0000% or higher than 0.0000%.
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 \$ 0.00. The maximum it can ever rise to is \$ 0.00.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ 0.00.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ 0.00 due in _____ 0 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 \$ 88.33 that results in a total initial monthly amount owed of \$ 458.58. This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Homeowner's 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.

Supplemental Page HUD-1 Settlement Statement	File No. 492-5442512
<b>First American Title Insurance Company</b> Final Statement	Loan No. 0335784773
	Settlement Date: 04/13/2012
Borrower Name & Address: Ryan E. Mindermann 1509 West Capri Avenue, Mesa, AZ 85202	
Seller Name & Address: Jeffrey Jacobsen, Dana Jacobsen 2150 East Ellis Drive, Tempe, AZ 85282	

Section L. Settlement Charges continued	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
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Section J. Summary of Borrower's Transaction continue		
100. Gross Amount Due From Borrower	Borrower Charges	Borrower Credits
200. Amounts Paid By Or In Behalf of Borrower		
201. Supplemental Summary	20,229.52	
a. Earnest Money Deposit		1,000.00
b. Funds For Closing		19,229.52

The following Section is restated from the Settlement Statement Page 1			
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	89,299.04	601. Gross amount due to seller (line 420)	85,045.84
302. Less amounts paid by/for borrower (line 220)	89,299.04	602. Less reductions in amounts due seller (line 520)	85,045.84
303. Cash ( From) ( To) Borrower		603. Cash ( To) ( From) Seller	



# Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

<b>A. Settlement Statement</b>		<b>B. Type of Loan</b>	
<b>First American Title Insurance Company Estimated Statement</b>		1-5. Loan Type: Conv. Unins.	
		6. File Number: 492-5442512	
		7. Loan Number: 0335784773	
		8. Mortgage Insurance Case Number:	
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 "IPOC" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: Ryan E. Mindermann 1539 West Capri Avenue, Mesa, AZ 85202			
E. Name & Address of Seller: Jeffrey Jacobsen, Dana Jacobsen 115 West Ingram Street, Mesa, AZ 85201			
F. Name & Address of Lender: Fulton Homes Mortgage, LLC 1003 Briar Drive, 4th Floor San Bernardino, CA 92408-2862			
G. Property Location: 115 West Ingram Street, Mesa, AZ 85201			
H. Settlement Agent: First American Title Insurance Company Address: 19820 North 7th Street, Suite 130, Phoenix, AZ 85024		(623)869-7201	I. Estimated Settlement Date: 04/13/2012 Print Date: 04/10/2012, 9:49 AM Disbursement Date: Signing Date: 04/11/2012
Place of Settlement Address: 19820 North 7th Street, Suite 130, Phoenix, AZ 85024			

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract Sales Price	85,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	4,258.72
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<b>Adjustments for items paid by seller in advance</b>	
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<b>120. Gross Amount Due from Borrower</b>	<b>89,299.04</b>
<b>200. Amounts Paid by or on Behalf of Borrower</b>	
201. Deposit or earnest money	1,000.00
202. Principal amount of new loan(s)	68,000.00
203. Existing loan(s) taken subject	
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<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	
211. County taxes 01/01/12 to 04/13/12 @\$944.46/yr	266.52
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>70,069.52</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	89,299.04
302. Less amounts paid by/for borrower (line 220)	70,069.52
<b>303. Cash (X From) ( To) Borrower</b>	<b>19,229.52</b>

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	85,000.00
402. Personal property	
403. Total Deposits	
404. Listing Broker Credit to Seller from Russ Lyon Sotheby's International	5.52
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes	
407. County taxes	
408. Assessments	
409. Association Dues 04/13/12 to 05/01/12 @\$67.20/mo	40.32
410.	
411.	
412.	
413.	
414.	
415.	
<b>420. Gross Amount Due to Seller</b>	<b>85,045.84</b>
<b>500. Reductions In Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	5,955.00
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan to To Be Determined	77,549.09
505. Payoff of second mortgage loan	
506. **Credit Buyer Owner's Policy	803.00
507. Taxes 7/1/11 to 12/31/11-2nd 1/2 2011 to Maricopa County Treasurer	472.23
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes	
511. County taxes 01/01/12 to 04/13/12 @\$944.46/yr	266.52
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>85,045.84</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	85,045.84
602. Less reductions in amounts due seller (line 520)	85,045.84
<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).

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L. Settlement Charges				
700. Total Real Estate Broker Fees \$2,975.00				
- Division of commission (line 700) as follows:			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701.	\$1,600.00 to Russ Lyon Sotheby's International Realty			
702.	\$2,125.00 to Go Arizona Homes			
703.	Commission paid at settlement			3,725.00
704.	Commission Paid at Settlement to Premier Default Management Services			850.00
705.	Materials Fee to Quantum Default Servicing			100.00
706.	Referral Fee pd by Russ Lyon Sotheby's Intl to Quantum Default Servicing			425.00
<b>800. Items Payable in Connection with Loan</b>				
801.	Our origination charge (includes Origination Point(s) 0.1250% + \$85.00 = \$85.00)	\$980.00 (from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803.	Your adjusted origination charges to Fulton Homes Mortgage, LLC		980.00	
804.	Appraisal fee to RELS Valuation	(from GFE #3)		579.00
805.	Credit report to RELS Credit	(from GFE #3)		22.00
806.	Tax service	(from GFE #3)		
807.	Flood certification	(from GFE #3)		
808.		(from GFE #3)		
809.		(from GFE #3)		
810.		(from GFE #3)		
811.		(from GFE #3)		
<b>900. Items Required by Lender to Be Paid in Advance</b>				
901.	Daily interest charges from 04/13/12 to 05/01/12 @ \$9.550000/day to Fulton Homes Mortgage, LLC	(from GFE #10)	171.90	
902.		(from GFE #3)		
903.	Homeowner's insurance for 1 year(s) to Allstate Indemnity Company	(from GFE #11)	422.44	
904.				
905.				
906.				
<b>1000. Reserves Deposited with Lender</b>				
1001.	Initial deposit for your escrow account	(from GFE #9)	264.98	
1002.	Homeowner's insurance 5 mo(s) @ \$35.20/mo	\$176.00		
1003.	Mortgage insurance			
1004.	Property taxes 3 mo(s) @ \$53.13/mo	\$159.39		
1005.				
1006.				
1007.	Aggregate Adjustment	-\$70.41		
<b>1100. Title Charges</b>				
1101.	Title services and lender's title insurance	(from GFE #4)	759.00	
1102.	Settlement or closing fee	\$196.00		280.00
	to First American Title Insurance Company			
1103.	Owner's title insurance - First American Title Insurance Company	(from GFE #5)	803.00	
1104.	Lender's title insurance - First American Title Insurance Company	\$483.00		
1105.	Lender's title policy limit \$ 68,000.00			
1106.	Owner's title policy limit \$ 85,000.00			
1107.	Agent's portion of the total title insurance premium \$ 0.00			
	to First American Title Insurance Company			
1108.	Underwriter's portion of total title insurance premium \$ 1,286.00			
	to First American Title Insurance Company			
1109.	Recon Tracking Fee to First American Title Insurance Company			50.00
1110.				
1111.				
1112.				
<b>1200. Government Recording and Transfer Charges</b>				
1201.	Government recording charges	(from GFE #7)	25.00	
1202.	Recording fees:			
1203.	Transfer taxes	(from GFE #8)		
1204.	City/county tax/stamps:			
1205.	State tax/stamps:			
1206.	Recording Fee	\$25.00		25.00
1207.				
1208.				
1209.				
1210.				
<b>1300. Additional Settlement Charges</b>				
1301.	Required services that you can shop for	(from GFE #6)	97.00	
1302.	Flood Certification to WF Flood Services	\$19.00		
1303.	Tax Service to WF RE Tax Svcs	\$78.00		
1304.	April Assessment to Park View on Center	POC-S \$67.20		
1305.	Buyer Advance Assessments to Park View on Center		134.40	
1306.	Disclosure/Processing/Expedite Fee to Jomar Association Services			500.00
1307.	FAFA to FAFA	POC \$175.00		
1308.	HOA Balance to Park View on Center	POC-S \$8.50		
1309.				
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			<b>4,258.72</b>	<b>5,955.00</b>

\* See Supplemental Page for details. \*\* Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our origination charge	# 801
Your credit / charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
980.00	980.00
0.00	
980.00	980.00
0.00	

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal fee	# 804
Credit report	# 805
Flood Certification	# 1302
Tax Service	# 1303
	#
	#
	#
<b>Total</b>	
<b>Increase between GFE and HUD-1 Charges</b>	

Good Faith Estimate	HUD-1
59.00	25.00
590.00	579.00
11.00	22.00
19.00	19.00
78.00	78.00
757.00	723.00
-34.00	or -4.4914%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 @ \$9.550000/day
Homeowner's insurance	# 903
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
	#

Good Faith Estimate	HUD-1
312.51	264.98
85.95	171.90
650.00	422.44
1,151.00	759.00
803.00	803.00

**Loan Terms**

Your initial loan amount is	\$ 68,000.00
Your loan term is	30 years
Your initial interest rate is	5.1250 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 370.25 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 0.0000%. The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by 0.0000%. Over the life of the loan, your interest rate is guaranteed to never be lower than 0.0000% or higher than 0.0000%.
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 \$ 0.00. The maximum it can ever rise to is \$ 0.00.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ 0.00.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ 0.00 due in 0 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 \$ 88.33 that results in a total initial monthly amount owed of \$ 458.58. This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> <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.

Supplemental Page HUD-1 Settlement Statement	File No. 492-5442512
<b>First American Title Insurance Company</b> Estimated Statement	Loan No. 0335784773
	Estimated Settlement Date: 04/13/2012
Borrower Name & Address: Ryan E. Mindermann 1509 West Capri Avenue, Mesa, AZ 85202	
Seller Name & Address: Jeffrey Jacobsen, Dana Jacobsen 115 West Ingram Street, Mesa, AZ 85201	

The following Section is restated from the Settlement Statement Page 1			
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	89,299.04	601. Gross amount due to seller (line 420)	85,045.84
302. Less: amounts paid by/for borrower (line 220)	70,069.52	602. Less reductions in amounts due seller (line 520)	85,045.84
303. Cash (X From) ( To) Borrower	19,229.52	603. Cash ( To) ( From) Seller	


Notice -- This Estimated HUD 1 Settlement Statement is subject to changes, corrections or additions at the time of final computation of the HUD 1 Settlement Statement.

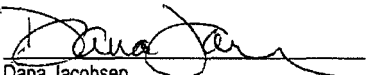
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and distributions made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BUYER(S):

\_\_\_\_\_  
Ryan E. Mindermann

SELLER(S):

  
\_\_\_\_\_  
Jeffrey Jacobsen

  
\_\_\_\_\_  
Dana Jacobsen



**First American Title**

First American Title Insurance Company  
19820 North 7th Street, Suite 130  
Phoenix, AZ 85024  
Phn - (623)869-7201  
Fax - 1-(866)751-5582

## **ESTIMATED STATEMENT HUD-1 AGREEMENT**

*(to be attached to the face of the pre-audit)*

Date: February 23, 2012  
File No.: 492-5442512

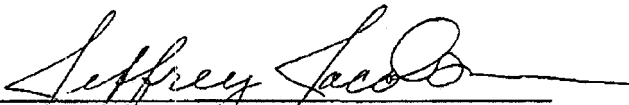
Buyer: Ryan E. Mindermann  
Owner: **Jeffrey Jacobsen and Dana Jacobsen**  
Property: 115 West Ingram Street, Mesa, AZ 85201


The undersigned understand and acknowledge that the attached Estimated Statement HUD-1 is an estimation based upon figures provided to First American Title Insurance Company as of this date. The undersigned understand and acknowledge that the figures are subject to change at closing, which, as a result, may require additional funds to be deposited into escrow and/or may result in a lower amount due you at close of escrow.

Further, if requested by either the lender or First American Title Insurance Company, the undersigned agree to fully cooperate and comply in adjusting for any clerical errors or fees inadvertently undisclosed, including, but not limited to, any real property taxes, personal property taxes, lender fees, closing agent fees, or shortages in payoffs of current liens.

### **A.R.S. § 6-843**

Escrow agents must have available funds prior to disbursing. What does this mean to you? Escrow funds must be deposited and available in our bank before we can disburse them and close escrow. To prevent a delay in closing, we request that any funds due from you for closing be in the form of a wire transfer payable to First American Title Insurance Company and the sender must be a U.S. Bank. Cashier's Checks are legally acceptable, but may cause a delay due to our need to validate the authenticity of the check.

  
\_\_\_\_\_  
Jeffrey Jacobsen

  
\_\_\_\_\_  
Dana Jacobsen

\_\_\_\_\_  
Ryan E. Mindermann



# Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

<b>A. Settlement Statement</b>		<b>B. Type of Loan</b>	
<b>First American Title Insurance Company Estimated Statement</b>		1-5. Loan Type: Conv. Unins.	
		6. File Number: 492-5442512	
		7. Loan Number: 0335784773	
		8. Mortgage Insurance Case Number:	
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.			
D. Name & Address of Borrower: Ryan E. Mindermann 1509 West Capri Avenue, Mesa, AZ 85202			
E. Name & Address of Seller: Jeffrey Jacobsen, Dana Jacobsen 115 West Ingram Street, Mesa, AZ 85201			
F. Name & Address of Lender: Fulton Homes Mortgage, LLC 1003 Briar Drive, 4th Floor San Bernardino, CA 92408-2862			
G. Property Location: 115 West Ingram Street, Mesa, AZ 85201			
H. Settlement Agent: First American Title Insurance Company Address: 19820 North 7th Street, Suite 130, Phoenix, AZ 85024		(623)869-7201	I. Estimated Settlement Date: 04/13/2012 Print Date: 04/10/2012, 9:31 AM Disbursement Date: Signing Date: 04/11/2012
Place of Settlement Address: 19820 North 7th Street, Suite 130, Phoenix, AZ 85024			

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract Sales Price	85,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	4,258.72
104.	
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	
107. County taxes	
108. Assessments	
109. Association Dues 04/13/12 to 05/01/12 @\$67.20/mo	40.32
110.	
111.	
112.	
113.	
114.	
115.	
<b>120. Gross Amount Due from Borrower</b>	<b>89,299.04</b>
<b>200. Amounts Paid by or on Behalf of Borrower</b>	
201. Deposit or earnest money	1,000.00
202. Principal amount of new loan(s)	68,000.00
203. Existing loan(s) taken subject	
204. **Credit Buyer Owner's Policy	803.00
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	
211. County taxes 01/01/12 to 04/13/12 @\$944.46/yr	286.52
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>70,069.52</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	89,299.04
302. Less amounts paid by/for borrower (line 220)	70,069.52
<b>303. Cash (X From) ( To) Borrower</b>	<b>19,229.52</b>

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	85,000.00
402. Personal property	
403. Total Deposits	
404. Listing Broker Credit to Seller from Russ Lyon Sotheby's International	5.52
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes	
407. County taxes	
408. Assessments	
409. Association Dues 04/13/12 to 05/01/12 @\$67.20/mo	40.32
410.	
411.	
412.	
413.	
414.	
415.	
<b>420. Gross Amount Due to Seller</b>	<b>85,045.84</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	5,955.00
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan to To Be Determined	77,549.09
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508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes	
511. County taxes 01/01/12 to 04/13/12 @\$944.46/yr	286.52
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>85,045.84</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	85,045.84
602. Less reductions in amounts due seller (line 520)	85,045.84
<b>603. Cash ( To) ( From) Seller</b>	

Previous editions are obsolete.

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POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

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L. Settlement Charges		
700. Total Real Estate Broker Fees \$2,975.00		
Division of commission (line 700) as follows:		
701. \$1,600.00 to Russ Lyon Sotheby's International Realty		
702. \$2,125.00 to Go Arizona Homes		
703. Commission paid at settlement		3,725.00
704. Commission Paid at Settlement to Premier Default Management Services		850.00
705. Materials Fee to Quantum Default Servicing		100.00
706. Referral Fee pd by Russ Lyon Sotheby's Int to Quantum Default Servicing		425.00
<b>800. Items Payable in Connection with Loan</b>		
801. Our origination charge (Includes Origination Point(s) 0.1250% + \$85.00 = \$85.00)	\$980.00 (from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)	
803. Your adjusted origination charges to Fulton Homes Mortgage, LLC	(from GFE A)	980.00
804. Appraisal fee to RELS Valuation	(from GFE #3)	579.00
805. Credit report to RELS Credit	(from GFE #3)	22.00
806. Tax service	(from GFE #3)	
807. Flood certification	(from GFE #3)	
808.	(from GFE #3)	
809.	(from GFE #3)	
810.	(from GFE #3)	
811.	(from GFE #3)	
<b>900. Items Required by Lender to Be Paid in Advance</b>		
901. Daily interest charges from 04/13/12 to 05/01/12 @ \$9.550000/day to Fulton Homes Mortgage, LLC	(from GFE #10)	171.90
902.	(from GFE #3)	
903. Homeowner's insurance for 1 year(s) to Allstate Indemnity Company	(from GFE #11)	422.44
904.		
905.		
906.		
<b>1000. Reserves Deposited with Lender</b>		
1001. Initial deposit for your escrow account	(from GFE #9)	264.98
1002. Homeowner's insurance 5 mo(s) @\$35.20/mo	\$176.00	
1003. Mortgage insurance		
1004. Property taxes 3 mo(s) @\$53.13/mo	\$159.39	
1005.		
1006.		
1007. Aggregate Adjustment	-\$70.41	
<b>1100. Title Charges</b>		
1101. Title services and lender's title insurance	(from GFE #4)	759.00
1102. Settlement or closing fee	\$196.00	280.00
to First American Title Insurance Company		
1103. Owner's title insurance - First American Title Insurance Company	(from GFE #5)	803.00
1104. Lender's title insurance - First American Title Insurance Company	\$483.00	
1105. Lender's title policy limit \$ 68,000.00		
1106. Owner's title policy limit \$ 85,000.00		
1107. Agent's portion of the total title insurance premium \$ 0.00		
to First American Title Insurance Company		
1108. Underwriter's portion of total title insurance premium \$ 1,285.00		
to First American Title Insurance Company		
1109. Record Tracking Fee to First American Title Insurance Company		50.00
1110.		
1111.		
1112.		
<b>1200. Government Recording and Transfer Charges</b>		
1201. Government recording charges	(from GFE #7)	25.00
1202. Recording fees:		
1203. Transfer taxes	(from GFE #8)	
1204. City/county tax/stamps:		
1205. State tax/stamps:		
1206. Recording Fee	\$25.00	25.00
1207.		
1208.		
1209.		
1210.		
<b>1300. Additional Settlement Charges</b>		
1301. Required services that you can shop for	(from GFE #6)	97.00
1302. Flood Certification to WF Flood Services	\$19.00	
1303. Tax Service to WF RE Tax Svcs	\$78.00	
1304. April Assessment to Park View on Center	POC-S \$67.20	
1305. Buyer Advance Assessments to Park View on Center		134.40
1306. Disclosure/Processing/Expedite Fee to Jomar Association Services		500.00
1307. FAFA to FAFA	POC \$175.00	
1308. HOA Balance to Park View on Center	POC-S \$8.50	
1309.		
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>4,258.72</b>
		<b>5,955.00</b>

\* See Supplemental Page for details. \*\* Paid on Behalf of Borrower. POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our origination charge	# 801
Your credit / charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
980.00	980.00
0.00	
980.00	980.00
0.00	

Charges That In Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal fee	# 804
Credit report	# 805
Flood Certification	# 1302
Tax Service	# 1303
	#
	#
	#
<b>Total</b>	
<b>Increase between GFE and HUD-1 Charges</b>	

Good Faith Estimate	HUD-1
59.00	25.00
590.00	579.00
11.00	22.00
19.00	19.00
78.00	78.00
757.00	723.00
-34.00	or -4.4914%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 @\$9.550000/day
Homeowner's insurance	# 903
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
	#

Good Faith Estimate	HUD-1
312.51	264.98
85.95	171.90
650.00	422.44
1,151.00	759.00
803.00	803.00

**Loan Terms**

Your initial loan amount is	\$ 68,000.00
Your loan term is	30 years
Your initial interest rate is	5.1250 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 370.25 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 0.0000%. The first change will be on and can change again every after . Every change date, your interest rate can increase or decrease by 0.00000%. Over the life of the loan, your interest rate is guaranteed to never be lower than 0.0000% or higher than 0.0000%.
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 \$ 0.00. The maximum it can ever rise to is \$ 0.00.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ 0.00.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ 0.00 due in 0 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 \$ 88.33 that results in a total initial monthly amount owed of \$ 458.58. This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> <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.

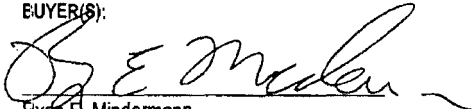
Supplemental Page HUD-1 Settlement Statement	File No. 492-5442512
First American Title Insurance Company Estimated Statement	Loan No. 0335784773
	Estimated Settlement Date: 04/13/2012
Borrower Name & Address: Ryan E. Mindermann 1509 West Capri Avenue, Mesa, AZ 85202	
Seller Name & Address: Jeffrey Jacobsen, Dana Jacobsen 115 West Ingram Street, Mesa, AZ 85201	

The following Section is restated from the Settlement Statement Page 1			
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	89,299.04	601. Gross amount due to seller (line 420)	85,045.84
302. Less amounts paid by/for borrower (line 220)	70,069.52	602. Less reductions in amounts due seller (line 520)	85,045.84
303. Cash (X From) ( To) Borrower	19,229.52	603. Cash ( To) ( From) Seller	

Notice - This Estimated HUD 1 Settlement Statement is subject to changes, corrections or additions at the time of final computation of the HUD 1 Settlement Statement.

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 distributions 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.

BUYER(S):

  
Ryan E. Mindermann

SELLER(S):

\_\_\_\_\_  
Jeffrey Jacobsen

\_\_\_\_\_  
Dana Jacobsen





**First American Title**

First American Title Insurance Company  
19820 North 7th Street, Suite 130  
Phoenix, AZ 85024  
Phn - (623)869-7201  
Fax - 1-(866)751-5582

## **ESTIMATED STATEMENT HUD-1 AGREEMENT**

*(to be attached to the face of the pre-audit)*

Date: February 23, 2012  
File No.: 492-5442512

Buyer: Ryan E. Mindermann  
Owner: **Jeffrey Jacobsen and Dana Jacobsen**  
Property: 115 West Ingram Street, Mesa, AZ 85201

The undersigned understand and acknowledge that the attached Estimated Statement HUD-1 is an estimation based upon figures provided to First American Title Insurance Company as of this date. The undersigned understand and acknowledge that the figures are subject to change at closing, which, as a result, may require additional funds to be deposited into escrow and/or may result in a lower amount due you at close of escrow.

Further, if requested by either the lender or First American Title Insurance Company, the undersigned agree to fully cooperate and comply in adjusting for any clerical errors or fees inadvertently undisclosed, including, but not limited to, any real property taxes, personal property taxes, lender fees, closing agent fees, or shortages in payoffs of current liens.

### **A.R.S. § 6-843**

Escrow agents must have available funds prior to disbursing. What does this mean to you? Escrow funds must be deposited and available in our bank before we can disburse them and close escrow. To prevent a delay in closing, we request that any funds due from you for closing be in the form of a wire transfer payable to First American Title Insurance Company and the sender must be a U.S. Bank. Cashier's Checks are legally acceptable, but may cause a delay due to our need to validate the authenticity of the check.

\_\_\_\_\_  
Jeffrey Jacobsen

  
\_\_\_\_\_  
Ryan E. Mindermann

\_\_\_\_\_  
Dana Jacobsen