



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

First American Title Insurance Company Estimated Statement		B. Type of Loan
		1-5. Loan Type: FHA
		6. File Number: 4251-1884430
		7. Loan Number: 1412081000
		8. Mortgage Insurance Case Number: 566-081660-702
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: Jacob D. Kisor 1326 Boone St SE, Lacey, WA 98503		
E. Name & Address of Seller: Scott Muetz, Debra Muetz 14820 Lawrence Lake Road Southeast, Yelm, WA 98597		
F. Name & Address of Lender: Cobalt Mortgage Inc 11241 Slater AVE NE STE 200 Kirkland, WA 98033		
G. Property Location: 14820 Lawrence Lake Road Southeast, Yelm, WA 98597		
H. Settlement Agent: First American Title Insurance Company Address: 40 E Spokane Falls Blvd, Spokane, WA 99202 (509)456-0550		I. Estimated Settlement Date: 10/31/2012 Print Date: 10/31/2012, 1:11 PM Disbursement Date: Signing Date: 10/30/2012
Place of Settlement Address: 40 E Spokane Falls Blvd, Spokane, WA 99202		

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract Sales Price	129,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	9,108.53
104. 7/1/2012 to 12/31/2012 to Thurston County Treasurer	1,202.24
105. REHAB Costs	36,280.84
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	175,591.61
200. Amounts Paid by or on Behalf of Borrower	
201. *Deposit or earnest money	5,779.30
202. Principal amount of new loan(s)	161,988.00
203. Existing loan(s) taken subject	
204. **Credit Buyer Owner's Policy	582.63
205. Lender Credit to Borrower from Cobalt	3,150.16
206. **Seller Paid Buyer Closing Costs 3%	3,870.00
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes 07/01/12 to 10/30/12 @\$1202.24/semi	225.82
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	175,595.91
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	175,591.61
302. Less amounts paid by/for borrower (line 220)	175,595.91
303. Cash (From) (X To) Borrower	4.30

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	129,000.00
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	129,000.00
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	10,399.98
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan to Seterus	113,818.37
505. Payoff of second mortgage loan to 1st National Bank of Washington	
506. **Credit Buyer Owner's Policy	582.63
507. **Seller Paid Buyer Closing Costs 3%	3,870.00
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes 07/01/12 to 10/30/12 @\$1202.24/semi	225.82
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	128,896.80
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	129,000.00
602. Less reductions in amounts due seller (line 520)	128,896.80
603. Cash (X To) (From) Seller	103.20

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.

L. Settlement Charges				
700. Total Real Estate Broker Fees \$7,636.80				
Division of commission (line 700) as follows:			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701.	\$2,105.90 to Windermere Real Estate West Campus			
702.	\$3,225.00 to Zip Realty INC			
703.	Commission paid at settlement			5,330.90
704.	Commission Paid at Settlement to Premier Default Management Services			1,290.00
705.	Material Fee to Quantum			100.00
706.	Referral Fee to Quantum			915.90
800. Items Payable in Connection with Loan				
801.	Our origination charge	\$1,850.85 (from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803.	Your adjusted origination charges to Cobalt Mortgage Inc	(from GFE A)	1,850.85	
804.	Appraisal fee to Diffenderfer & Associations	(from GFE #3)	575.00	
805.	Credit report to American Reporting Company	(from GFE #3)	29.46	
806.	Tax service to Transamerica	(from GFE #3)	84.00	
807.	Flood certification to LPS National Flood/ARC	(from GFE #3)	13.69	
808.	Inspection to Merrel Inspection	(from GFE #3)	300.00	
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 10/31/12 to 11/01/12 @\$15.186400/day to Cobalt Mortgage Inc	(from GFE #10)	15.19	
902.	Mortgage insurance premium to HUD	(from GFE #3)	2,786.04	
903.	Homeowner's insurance to Allstate Insurance The Penz Agency Inc	(from GFE #11)	792.63	
904.				
905.				
906.				
1000. Reserves Deposited with Lender				
1001.	Initial deposit for your escrow account	(from GFE #9)	733.21	
1002.	Homeowner's insurance 2 mo(s) @\$66.05/mo	\$132.10		
1003.	Mortgage insurance 0 mo(s) @\$165.84/mo			
1004.	Property taxes 3 mo(s) @\$200.37/mo	\$601.11		
1005.				
1006.				
1007.	Aggregate Adjustment	\$0.00		0.00
1100. Title Charges				
1101.	Title services and lender's title insurance	(from GFE #4)	1,134.83	
1102.	Settlement or closing fee \$850.00 Sales Tax: \$73.96	\$461.98		461.98
	to First American Title Insurance Company			
1103.	Owner's title insurance - First American Title Insurance Company	(from GFE #5)	582.63	
1104.	Lender's title insurance - First American Title Insurance Company	\$672.85		
1105.	Lender's title policy limit \$ 161,988.00 Premium: \$619.00 Sales Tax: \$53.85			
1106.	Owner's title policy limit \$ 129,000.00 Premium: \$536.00 Sales Tax: \$46.63			
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 \$ 1,155.00			
	to First American Title Insurance Company			
1109.				
1110.				
1111.				
1112.				
1200. Government Recording and Transfer Charges				
1201.	Government recording charges	(from GFE #7)	211.00	
1202.	Recording fees: Deed \$73.00 Mortgage \$88.00 Release \$0.00			
1203.	Transfer taxes	(from GFE #8)		
1204.	City/county tax/stamps: Deed \$2,301.20 Mortgage \$0.00			2,301.20
1205.	State tax/stamps:			
1206.	non conforming deed	\$50.00		
1207.				
1208.				
1209.				
1210.				
1300. Additional Settlement Charges				
1301.	Required services that you can shop for	(from GFE #6)		
1302.	Management fee to FAACS		POC \$175.00	
1303.	Septic pumping, inspection, well cert to Septic/Well Contractor		POC-B \$2,000.00	
1304.				
1305.				
1306.				
1307.				
1308.				
1309.				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			9,108.53	10,399.98

* 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
1,855.35	1,850.85
0.00	
1,855.35	1,850.85
0.00	0.00

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal fee	# 804
Credit report	# 805
Tax service	# 806
Flood certification	# 807
Inspection	# 808
Mortgage insurance premium	# 902
	#

Good Faith Estimate	HUD-1
172.00	211.00
500.00	575.00
30.36	29.46
84.00	84.00
13.69	13.69
680.00	300.00
2,786.02	2,786.04

Total
Increase between GFE and HUD-1 Charges

4,266.07	3,999.19
-\$266.88	or -6.2559%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 @\$15.186400/day
Homeowner's insurance	# 903
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
	#

Good Faith Estimate	HUD-1
1,322.22	733.21
30.37	15.19
720.00	792.63
1,134.84	1,134.83
582.63	582.63

Loan Terms

Your initial loan amount is	\$ 161,988.00								
Your loan term is	30 years								
Your initial interest rate is	3.3750 %								
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 881.98 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input checked="" 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 0.00000% 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 \$ 266.42 that results in a total initial monthly amount owed of \$ 1,148.40. This includes principal, interest, any mortgage insurance and any items checked below: <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Property taxes</td> <td><input checked="" type="checkbox"/> Homeowner's insurance</td> </tr> <tr> <td><input type="checkbox"/> Flood insurance</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<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"/>
<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. 4251-1884430
First American Title Insurance Company Estimated Statement	Loan No. 1412081000
	Estimated Settlement Date: 10/31/2012

Borrower Name & Address: Jacob D. Kisor
1326 Boone St SE, Lacey, WA 98503

Seller Name & Address: Scott Muetz, Debra Muetz
14820 Lawrence Lake Road Southeast, Yelm, WA 98597

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 5,779.30		
a. Closing Costs		4,779.30
b. Earnest Money Deposit		1,000.00

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)	175,591.61	601. Gross amount due to seller (line 420)	129,000.00
302. Less amounts paid by/for borrower (line 220)	175,595.91	602. Less reductions in amounts due seller (line 520)	128,896.80
303. Cash (From) (X To) Borrower	4.30	603. Cash (X To) (From) Seller	103.20

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):

SELLER(S):

Jacob D. Kisor

Scott Muetz

Debra Muetz