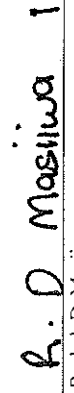


A. Settlement Statement (HUD-1)

1. <input type="checkbox"/> FHA 4. <input type="checkbox"/> VA	2. <input type="checkbox"/> RHS 5. <input checked="" type="checkbox"/> Conv. Ins	3. <input type="checkbox"/> Conv. Unins. 6. File Number 12-395	7. Loan Number 1206FB011707M	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 "(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: Glennice N. Ryan 71 Stanhope Road, Springfield, Massachusetts 01109		E. Name & Address of Seller: Reason Gukutu and Rachel D. Masiwa 48 Martha Street, Indian Orchard, Massachusetts 01151		F. Name & Address of Lender: Fidelity Co-operative Bank ISAOA/ATMA, 9 Leominster Connector, Leominster, Massachusetts 01453
G. Property Location: 48 Martha Street, Springfield, Massachusetts 01101		H. Settlement Agent: JAMES G. GERRISH 255 Park Avenue, Suite 1101, Worcester, MA 01609 (508) 791-8383		Place of Settlement: 255 Park Avenue, Suite 1101, Worcester, Massachusetts 01609 (Disbursement Date: August 1, 2012)
I. Settlement Date: August 1, 2012				
100. Gross Amount Due from Borrower				
101. Contract sales price		\$129,000.00		\$129,000.00
102. Personal property				
103. Settlement charges to borrower (from Line 1400)		\$4,329.09		
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		\$133,329.09		\$129,000.00
200. Amounts Paid by or in Behalf of Borrower				
201. Deposit or earnest money		\$1,000.00		
202. Principal amount of new loan(s)		\$122,550.00		\$9,584.24
203. Existing loan(s) taken subject to				
204. Refund application fee		\$400.00		\$116,846.76
205. Refund rate lock fee		\$600.00		
206. Seller paid closing costs		\$2,199.32		\$2,199.32
207.				\$82.64
208.				
209.				
Adjustments for items unpaid by seller				
210. City/town taxes 07/01/12 to 08/01/12		\$287.04		\$287.04
211. County taxes to				
212. Assessments to				
213.				
214.				
215.				
216.				
217.				
218.				
219.				
220. Total Paid by/for Borrower		\$127,036.36		\$129,000.00
300. Cash at Settlement from/to Borrower				
301. Gross amount due from borrower (Line 120)		\$133,329.09		\$129,000.00
302. Less amount paid by/for borrower (Line 220)		\$127,036.36		\$129,000.00
303. CASH (From/To) Borrower		\$6,292.73		

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement on August 1, 2012.


 Reason Gukutu


 Rachel D. Masiwa


 Glennice N. Ryan

BORROWER(S)

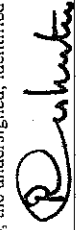
SELLER(S)

The HUD-1 Settlement Statement which has been 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.

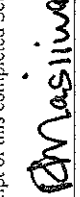
Settlement Agent:  Date: 8-1-12

700. Total Real Estate Brokerage Fees: \$5,382.50		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
701.	\$2,157.50	to Trust Associates Real Estate	
702.	\$3,225.00	to Ripel Real Estate	
703. Commission paid at settlement			
704.	Quantum Default \$1067.50 & Premier Default Management \$1290.00		
800. Items Payable in Connection with Loan			
801.	Our origination charge	\$706.38	(from GFE #1)
802.	Your credit or charge (points) for the specific interest rate chosen		(from GFE #2)
803.	Your adjusted origination charges	\$706.38	(from GFE #A)
804.	Appraisal Fee	\$300.00	(from GFE #3)
805.	Credit Report	\$12.25	(from GFE #3)
806.	Tax Service Fee	\$84.00	(from GFE #3)
807.	Flood Determination Fee	\$16.00	(from GFE #3)
808.	Tax Service Fee		(from GFE #3)
809.	Wire Transfer Fee		(from GFE #3)
810.	to		(from GFE #3)
811.	to		(from GFE #3)
812.	to		(from GFE #3)
813.	to		(from GFE #3)
814.	to		(from GFE #3)
815.	to		(from GFE #3)
816.	Tax Transcript Request	\$37.50	(from GFE #3)
817.	to		(from GFE #3)
900. Items Required by Lender to Be Paid in Advance			
901.	Daily interest charges from 08/01/12 to 08/01/12 at \$11.9146/day 0 day(s)		(from GFE #10)
902.	Mortgage Insurance Premium for 0 Months to		(from GFE #3)
903.	Homeowner's Insurance for 1 Years to Commerce Ins. Co. \$633.00 POC/Borrower		(from GFE #11)
904.	0 Years to		
905.	August 1, 2012 Tax Bill to City of Springfield	\$820.98	
1000. Reserves Deposited with Lender			
1001.	Initial deposit for your escrow account	\$545.98	(from GFE #9)
1002.	Hazard Ins 0 months at		per month
1003.	Mortgage Ins 0 months at	\$67.40	per month
1004.	City Tax 2 months at	\$272.99	per month
1005.	County Tax 0 months at		per month
1006.	Assessments 0 months at		per month
1007.	0 months at		per month
1008.	0 months at		per month
1009.	Aggregate Adjustment	\$0.00	
1100. Title Charges			
1101.	Title services and lender's title insurance	\$1,053.25	(from GFE #4)
1102.	Settlement or closing fee to James G. Gerrish, Esquire	\$500.00	
1103.	Owner's title insurance First American Title Insurance Company	\$352.75	(from GFE #5)
1104.	Lender's title insurance First American Title Insurance Company	\$338.25	
1105.	Lender's title policy limit \$122,550.00		
1106.	Owner's title policy limit \$129,000.00		
1107.	Agent's portion of the total title insurance premium to James G. Gerrish: \$483.70		
1108.	Underwriter's portion of the total title insurance premium to First American Title Insurance Company: \$207.30		
1109.	Plot plan to Rency, Moran & Tivnan	\$145.00	
1110.	Lender's Coverage to		
1111.	Owner's Coverage to		
1112.	Courier/Wire/express mail to James G. Gerrish, Esquire	\$20.00	
1113.	Obtain Certificate of Municipal Liens to City of Springfield	\$50.00	
1200. Government Recording and Transfer Charges			
1201.	Government recording charges	\$400.00	(from GFE #7)
1202.	Deed \$125.00 Mortgage \$175.00 Release(s)	\$75.00	
1203.	Transfer taxes	\$588.24	(from GFE #8)
1204.	City/County tax/stamps: Deed		Mortgage:
1205.	State tax/stamps: Deed	\$588.24	Mortgage:
1206.	Record MLC to Commonwealth of MA	\$65.00	
1207.	Record Declaration of Homest to Commonwealth of MA	\$35.00	
1300. Additional Settlement Charges			
1301.	Required services that you can shop for		(from GFE #6)
1302.	to		
1303.	to		
1304.	Legal Fee to Guafetta and Benson, LLC	\$750.00	
1305.	Document Prep Fee to Guafetta and Benson, LLC	\$150.00	
1306.	Title Exam Fee to Guafetta and Benson, LLC	\$181.00	
1307.	Commitment Fee to Guafetta and Benson	\$100.00	
1308.	to		
1309.	to		
		\$4,329.09	\$9,584.24

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement on August 1, 2012.



Reason Gukutu



Rachel D. Masitwa



Clarence N. Ryan

BORROWER(S)

SELLER(S)

