



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: Conv. Unins. |
| | | 6. File Number: 4251-1879061 |
| | | 7. Loan Number: |
| | | 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: Peter Anderson 413 NE 70th St Unit #312, Seattle, WA 98115 | | |
| E. Name & Address of Seller: Pieter Tjerk Horsman, Anu Horsman 501 Roy Street #C334, Seattle, WA 98109 | | |
| F. Name & Address of Lender: | | |
| G. Property Location: 501 Roy Street #C334, Seattle, WA 98109 | | |
| H. Settlement Agent: First American Title Insurance Company Address: 40 E Spokane Falls Blvd, Spokane, WA 99202 (509)456-0550 | | I. Estimated Settlement Date: 05/30/2012 Print Date: 05/07/2012, 1:00 PM Disbursement Date: Signing Date: |
| 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 | 232,000.00 |
| 102. Personal property | |
| 103. Settlement charges to borrower (line 1400) | 1,215.20 |
| 104. | |
| 105. | |
| Adjustments for items paid by seller in advance | |
| 106. City/town taxes | |
| 107. County taxes 05/30/12 to 07/01/12 @\$1227.99/yr | 107.66 |
| 108. Assessments | |
| 109. Association Dues 05/30/12 to 06/01/12 @\$458.00/mo | 29.55 |
| 110. | |
| 111. | |
| 112. | |
| 113. | |
| 114. | |
| 115. | |
| 120. Gross Amount Due from Borrower | 233,352.41 |
| 200. Amounts Paid by or on Behalf of Borrower | |
| 201. Deposit or earnest money | |
| 202. Principal amount of new loan(s) | |
| 203. Existing loan(s) taken subject | |
| 204. | |
| 205. | |
| 206. | |
| 207. | |
| 208. | |
| 209. | |
| Adjustments for items unpaid by seller | |
| 210. City/town taxes | |
| 211. County taxes | |
| 212. Assessments | |
| 213. | |
| 214. | |
| 215. | |
| 216. | |
| 217. | |
| 218. | |
| 219. | |
| 220. Total Paid by/for Borrower | |
| 300. Cash at Settlement from/to Borrower | |
| 301. Gross amount due from borrower (line 120) | 233,352.41 |
| 302. Less amounts paid by/for borrower (line 220) | |
| 303. Cash (X From) (To) Borrower | 233,352.41 |

| K. Summary of Seller's Transaction | |
|---|-------------------|
| 400. Gross Amount Due to Seller | |
| 401. Contract sales price | 232,000.00 |
| 402. Personal property | |
| 403. Total Deposits | |
| 404. | |
| 405. | |
| Adjustments for items paid by seller in advance | |
| 406. City/town taxes | |
| 407. County taxes 05/30/12 to 07/01/12 @\$1227.99/yr | 107.66 |
| 408. Assessments | |
| 409. Association Dues 05/30/12 to 06/01/12 @\$458.00/mo | 29.55 |
| 410. | |
| 411. | |
| 412. | |
| 413. | |
| 414. | |
| 415. | |
| 420. Gross Amount Due to Seller | 232,137.21 |
| 500. Reductions In Amount Due to Seller | |
| 501. Excess deposit (see instructions) | |
| 502. Settlement charges to seller (line 1400) | 20,661.16 |
| 503. Existing loan(s) taken subject | |
| 504. Payoff of first mortgage loan to SETERUS | 211,476.05 |
| 505. Payoff of second mortgage loan | |
| 506. | |
| 507. | |
| 508. | |
| 509. | |
| Adjustments for items unpaid by seller | |
| 510. City/town taxes | |
| 511. County taxes | |
| 512. Assessments | |
| 513. | |
| 514. | |
| 515. | |
| 516. | |
| 517. | |
| 518. | |
| 519. | |
| 520. Total Reduction Amount Due Seller | 232,137.21 |
| 600. Cash at Settlement to/from Seller | |
| 601. Gross amount due to seller (line 420) | 232,137.21 |
| 602. Less reductions in amounts due seller (line 520) | 232,137.21 |
| 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.

| L. Settlement Charges | | | | |
|--|--|----------------|---|---|
| 700. Total Real Estate Broker Fees \$8,120.00 | | | | |
| Division of commission (line 700) as follows: | | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
| 701. | \$3,960.00 to Windermere Real Estate West Campus | | | |
| 702. | \$5,800.00 to Keller Williams Seattle Metro | | | |
| 703. | Commission paid at settlement | | | 9,760.00 |
| 704. | Commission Paid at Settlement to Premier Default Management Services | | | 2,320.00 |
| 705. | Commission Paid at Settlement to Quantum Default Servies, LLC | | | 1,740.00 |
| 706. | Material Fee to Quantum Default Servies, LLC | | | 100.00 |
| 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 | (from GFE #3) | | |
| 805. | Credit report | (from GFE #3) | | |
| 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 | (from GFE #10) | | |
| 902. | | (from GFE #3) | | |
| 903. | Homeowner's insurance | (from GFE #11) | | |
| 904. | | | | |
| 905. | | | | |
| 906. | | | | |
| 1000. Reserves Deposited with Lender | | | | |
| 1001. | Initial deposit for your escrow account | (from GFE #9) | | |
| 1002. | Homeowner's insurance | | | |
| 1003. | Mortgage insurance | | | |
| 1004. | Property taxes | | | |
| 1005. | | | | |
| 1006. | | | | |
| 1007. | Aggregate Adjustment | | | |
| 1100. Title Charges | | | | |
| 1101. | Title services and lender's title insurance | (from GFE #4) | 652.20 | |
| 1102. | Settlement or closing fee \$1200.00 Sales Tax: \$104.40 to First American Title Insurance Company | \$652.20 | | 652.20 |
| 1103. | Owner's title insurance - First American Title Insurance Company | (from GFE #5) | | 824.00 |
| 1104. | Lender's title insurance | | | |
| 1105. | Lender's title policy limit \$ 0.00 | | | |
| 1106. | Owner's title policy limit \$ 232,000.00 | | | |
| 1107. | Agent's portion of the total title insurance premium \$ 824.00 | | | |
| 1108. | Underwriter's portion of total title insurance premium \$ 0.00 | | | |
| 1109. | | | | |
| 1110. | | | | |
| 1111. | | | | |
| 1112. | | | | |
| 1200. Government Recording and Transfer Charges | | | | |
| 1201. | Government recording charges | (from GFE #7) | 63.00 | |
| 1202. | Recording fees: Deed \$63.00 Mortgage \$0.00 Release \$0.00 | | | |
| 1203. | Transfer taxes | (from GFE #8) | | |
| 1204. | City/county tax/stamps: Deed \$4,134.60 Mortgage \$0.00 | | | 4,134.60 |
| 1205. | State tax/stamps: | | | |
| 1206. | | | | |
| 1207. | | | | |
| 1208. | | | | |
| 1209. | | | | |
| 1210. | | | | |
| 1300. Additional Settlement Charges | | | | |
| 1301. | Required services that you can shop for | (from GFE #6) | | |
| 1302. | Association Dues April/May to Lumen, a Condominium | | | 917.36 |
| 1303. | Closing Fee to FAACS | POC \$175.00 | | |
| 1304. | HOA Demand Reimbursement to Al Franzen | | | 158.00 |
| 1305. | Late Fees to Lumen, a Condominium | | | 30.00 |
| 1306. | Move In/Out Fee to Lumen, a Condominium | | 400.00 | |
| 1307. | Other Fees to Lumen, a Condominium | | | 25.00 |
| 1308. | Transfer Fee - THE CWD Group, AAMC to CWD Group | | 100.00 | |
| 1309. | | | | |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) | | | 1,215.20 | 20,661.16 |

* 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 |
|---------------------|-------|
| 0.00 | |
| 0.00 | |
| 0.00 | |
| 0.00 | 0.00 |

| Charges That in Total Cannot Increase More Than 10% | |
|---|--------|
| Government recording charges | # 1201 |
| Title services and lender's title insurance | # 1101 |
| | # |
| | # |
| | # |
| | # |
| | # |
| | # |

| Good Faith Estimate | HUD-1 |
|---------------------|--------|
| 0.00 | 63.00 |
| 0.00 | 652.20 |
| | |
| | |
| | |
| | |
| | |

| |
|---|
| Total |
| Increase between GFE and HUD-1 Charges |

| | | |
|----------|--------|-----|
| | 715.20 | |
| \$715.20 | or | N/A |

| Charges That Can Change | |
|---|--------|
| Initial deposit for your escrow account | # 1001 |
| Daily interest charges | # 901 |
| Homeowner's insurance | # 903 |
| | # |
| | # |
| | # |

| Good Faith Estimate | HUD-1 |
|---------------------|-------|
| 0.00 | |
| 0.00 | |
| | |
| | |
| | |
| | |

Loan Terms

| | | | | | | | | | | | |
|---|--|---|--|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Your initial loan amount is | \$ 0.00 | | | | | | | | | | |
| 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 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 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 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 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 type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$. | | | | | | | | | | |
| Does your loan have a balloon payment? | <input 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 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: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Property taxes</td> <td><input 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> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <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"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <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"/> | | | | | | | | | | |
| <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. 4251-1879061 |
| First American Title Insurance Company Estimated Statement | Loan No. |
| | Estimated Settlement Date: 05/30/2012 |
| Borrower Name & Address: Peter Anderson 413 NE 70th St Unit #312, Seattle, WA 98115 | |
| Seller Name & Address: Pieter Tjerk Horsman, Anu Horsman 501 Roy Street #C334, Seattle, WA 98109 | |

| | | | |
|---|-------------------|---|------------|
| 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) | 233,352.41 | 601. Gross amount due to seller (line 420) | 232,137.21 |
| 302. Less amounts paid by/for borrower (line 220) | | 602. Less reductions in amounts due seller (line 520) | 232,137.21 |
| 303. Cash (X From) (To) Borrower | 233,352.41 | 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):

Peter Anderson

SELLER(S):

Pieter Tjerk Horsman

Anu Horsman