



Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

A. Settlement Statement	B. Type of Loan
First American Title Insurance Company Estimated Statement	1-5. Loan Type: Conv. Unins.
	6. File Number: [REDACTED]
	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: [REDACTED]	
E. Name & Address of Seller: [REDACTED]	
F. Name & Address of Lender: [REDACTED]	
G. Property Location: [REDACTED]	
H. Settlement Agent: First American Title Insurance Company (623)869-7201 Address: 19820 North 7th Street, Suite 130, Phoenix, AZ 85024	
I. Estimated Settlement Date: Print Date: 02/15/2012, 8:23 AM Disbursement Date: Signing Date:	
Place of Settlement Address: 19820 North 7th Street, Suite 130, Phoenix, AZ 85024	

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract Sales Price	85,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	930.00
104.	
105.	
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	85,930.00
200. Amounts Paid by or on Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	68,000.00
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 01/01/12 to 03/01/12 @\$944.46/yr	155.25
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	68,155.25
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	85,930.00
302. Less amounts paid by/for borrower (line 220)	68,155.25
303. Cash (X From) (To) Borrower	17,774.75

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	85,000.00
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	85,000.00
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	6,908.00
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan to To Be Determined	77,464.52
505. Payoff of second mortgage loan	
506. 2nd 1/2 2011 Taxes to Maricopa County Treasurer	472.23
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes 01/01/12 to 03/01/12 @\$944.46/yr	155.25
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	85,000.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	85,000.00
602. Less reductions in amounts due seller (line 520)	85,000.00
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 \$2,975.00		
Division of commission (line 700) as follows:		
701. \$1,700.00 to Russ Lyon Sotheby's International Realty		
702. \$2,125.00 to Go Arizona Homes		
703. Commission paid at settlement		3,825.00
*Supplemental Summary		1,275.00
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 to Fulton Homes Mortgage, LLC (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)	905.00	
1102. Settlement or closing fee \$280.00 to First American Title Insurance Company		280.00
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 \$625.00		
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 \$ 1,428.00 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)		
1302. Disclosure Fee-Est to Jomar Association Services		400.00
1303. HOA Balance-Est to Privada HOA		150.00
1304. Materials Fee to Quantum Default Servicing, LLC		100.00
1305.		
1306.		
1307.		
1308.		
1309.		
1310.		
1311.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	930.00	6,908.00

* 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	

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	25.00
0.00	905.00

Total
Increase between GFE and HUD-1 Charges

	930.00	
\$930.00	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	\$ 68,000.00										
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"/>
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<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. [REDACTED]
First American Title Insurance Company Estimated Statement	Loan No.
	Estimated Settlement Date:

Borrower Name & Address: [REDACTED]

Seller Name & Address: [REDACTED]

Section L. Settlement Charges continued	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
704. Supplemental Summary 1,275.00		
705. Commission Paid at Settlement to Premier Default Management Services		850.00
706. Referral Fee Quantum Default Services, LLC to Russ Lyon Sotheby's International Realty		425.00

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)	85,930.00	601. Gross amount due to seller (line 420)	85,000.00
302. Less amounts paid by/for borrower (line 220)	68,155.25	602. Less reductions in amounts due seller (line 520)	85,000.00
303. Cash (X From) (To) Borrower	17,774.75	603. Cash (To) (From) Seller	

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):

[REDACTED]

SELLER(S):

[REDACTED]

[REDACTED]