



# A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

<b>First American Title Insurance Company</b> <b>Estimated Statement</b>	<b>B. Type of Loan</b> 1-5. <b>Loan Type:</b> FHA 6. <b>File Number:</b> 4251-1884430 7. <b>Loan Number:</b> 8. <b>Mortgage Insurance Case Number:</b>
<b>C. Note:</b> 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.	
<b>D. Name &amp; Address of Borrower:</b> Jacob Kisor 1326 Boone St SE, Lacey, WA 98503	
<b>E. Name &amp; Address of Seller:</b> Scott Muetz, Debra Muetz 14820 Lawrence Lake Road Southeast, Yelm, WA 98597	
<b>F. Name &amp; Address of Lender:</b>	
<b>G. Property Location:</b> 14820 Lawrence Lake Road Southeast, Yelm, WA 98597	
<b>H. Settlement Agent:</b> First American Title Insurance Company (509)456-0550 Address: 40 E Spokane Falls Blvd, Spokane, WA 99202	
<b>I. Estimated Settlement Date:</b> 06/29/2012 <b>Print Date:</b> 05/11/2012, 4:43 PM <b>Disbursement Date:</b> <b>Signing Date:</b>	
<b>Place of Settlement Address:</b> 40 E Spokane Falls Blvd, Spokane, WA 99202	

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract Sales Price	125,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	1,107.61
104.	
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	
107. County taxes 06/29/12 to 07/01/12 @\$1202.24/semi	13.18
108. Assessments	
109.	
110.	
111.	
112.	
113.	
114.	
115.	
<b>120. Gross Amount Due from Borrower</b>	<b>126,120.79</b>
<b>200. Amounts Paid by or on Behalf of Borrower</b>	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject	
204. **Credit Buyer Owner's Policy	582.63
205. **Seller Paid Buyer Closing Costs 6%	7,500.00
206. **Seller Paid Buyer FHA Non-Allowables	300.00
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>8,382.63</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	126,120.79
302. Less amounts paid by/for borrower (line 220)	8,382.63
<b>303. Cash (X From) ( To) Borrower</b>	<b>117,738.16</b>

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	125,000.00
402. Personal property	
403. Total Deposits	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes	
407. County taxes 06/29/12 to 07/01/12 @\$1202.24/semi	13.18
408. Assessments	
409.	
410.	
411.	
412.	
413.	
414.	
415.	
<b>420. Gross Amount Due to Seller</b>	<b>125,013.18</b>
<b>500. Reductions In Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	11,879.48
503. Existing loan(s) taken subject	
504. Payoff of first mortgage loan to Seterus	104,280.62
505. Payoff of second mortgage loan to 1st National Bank of Washington	470.45
506. **Credit Buyer Owner's Policy	582.63
507. **Seller Paid Buyer Closing Costs 6%	7,500.00
508. **Seller Paid Buyer FHA Non-Allowables	300.00
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>125,013.18</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	125,013.18
602. Less reductions in amounts due seller (line 520)	125,013.18
<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).

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.

<b>L. Settlement Charges</b>				
<b>700. Total Real Estate Broker Fees \$4,375.00</b>				
Division of commission (line 700) as follows:			<b>Paid From Borrower's Funds at Settlement</b>	<b>Paid From Seller's Funds at Settlement</b>
701.	\$2,087.50 to Windermere Real Estate West Campus			
702.	\$3,125.00 to Zip Realty Inc			
703.	Commission paid at settlement			5,212.50
704.	Commission Paid at Settlement to Premier Default Management Services			1,250.00
705.	Material Fee to Quantum			100.00
706.	Referral Fee to Quantum			937.50
<b>800. Items Payable in Connection with Loan</b>				
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)		
<b>900. Items Required by Lender to Be Paid in Advance</b>				
901.	Daily interest charges from	(from GFE #10)		
902.		(from GFE #3)		
903.	Homeowner's insurance	(from GFE #11)		
904.				
905.				
906.				
<b>1000. Reserves Deposited with Lender</b>				
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			
<b>1100. Title Charges</b>				
1101.	Title services and lender's title insurance	(from GFE #4)	461.98	
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			
1105.	Lender's title policy limit \$ 0.00			
1106.	Owner's title policy limit \$ 125,000.00 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 \$ 536.00			
	to First American Title Insurance Company			
1109.				
1110.				
1111.				
1112.				
<b>1200. Government Recording and Transfer Charges</b>				
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 \$1,917.50 Mortgage \$0.00			1,917.50
1205.	State tax/stamps:			
1206.				
1207.				
1208.				
1209.				
1210.				
<b>1300. Additional Settlement Charges</b>				
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			2,000.00
1304.				
1305.				
1306.				
1307.				
1308.				
1309.				
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			<b>1,107.61</b>	<b>11,879.48</b>

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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
Owner's title insurance	# 1103
	#
	#
	#
	#
	#

Good Faith Estimate	HUD-1
0.00	63.00
0.00	461.98
0.00	582.63

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

	1,107.61
\$1,107.61	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. 4251-1884430
<b>First American Title Insurance Company</b> Estimated Statement	Loan No.
	Estimated Settlement Date: 06/29/2012
Borrower Name & Address: Jacob Kisor 1326 Boone St SE, Lacey, WA 98503	
Seller Name & Address: Scott Muetz, Debra Muetz 14820 Lawrence Lake Road Southeast, Yelm, WA 98597	

<b>The following Section is restated from the Settlement Statement Page 1</b>			
<b>300. Cash at Settlement from/to Borrower</b>		<b>600. Cash at Settlement to/from Seller</b>	
301. Gross amount due from borrower (line 120)	126,120.79	601. Gross amount due to seller (line 420)	125,013.18
302. Less amounts paid by/for borrower (line 220)	8,382.63	602. Less reductions in amounts due seller (line 520)	125,013.18
<b>303. Cash (X From) ( To) Borrower</b>	<b>117,738.16</b>	<b>603. Cash ( To) ( From) Seller</b>	

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):**

\_\_\_\_\_  
Jacob Kisor

**SELLER(S):**

\_\_\_\_\_  
Scott Muetz

\_\_\_\_\_  
Debra Muetz