A. Settlement Statement

U.S. Department of Housing and Urban Development
OMB Approval No. 2502-0265

B. Type of Loan UNDERWRITER: Old Republic National Title Insur

1. ☐FHA 2. ☐FmHA 3. ☒Conv. Unins. 4. ☐VA 5. ☐Conv. Ins.	6. File Number WTR	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 "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 and Section 1010.

TitleExpress Settlement System
Printed 10/07/2016 at 18:11 FPD

D. NAME OF BORROWER: **Herman Jones and Lilly Jones**
ADDRESS:

E. NAME OF SELLER: **John Smith and Joan Smith**
ADDRESS:

F. NAME OF LENDER: **First Time Buyers Bank**
ADDRESS:

G. PROPERTY ADDRESS: **1313 Mockingbird Lane, Lansdale, PA 19446**
Lansdale Borough
☐ Principal Residence ☐ Other Real Estate

H. SETTLEMENT AGENT: **Associates Land Transfer, LLC**
PLACE OF SETTLEMENT: **136 South Main Street, North Wales, PA 19454**

I. SETTLEMENT DATE: **02/01/2014**

J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		**400. GROSS AMOUNT DUE TO SELLER**	
101. Contract sales price	**300,000.00**	401. Contract sales price	**300,000.00**
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	**9,595.39**	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes **02/01/14** to **12/31/14**	**901.34**	407. County taxes **02/01/14** to **12/31/14**	**901.34**
108. School taxes **02/01/14** to **06/30/14**	**2,260.27**	408. School taxes **02/01/14** to **06/30/14**	**2,260.27**
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	**312,757.00**	**420. GROSS AMOUNT DUE TO SELLER**	**303,161.61**
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		**500. REDUCTIONS IN AMOUNT DUE TO SELLER**	
201. Deposit or earnest money	**5,000.00**	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	**17,175.00**
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff:000045678	**197,500.00**
		Sunny Day Lending	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. School taxes		512. School taxes	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	**5,000.00**	**520. TOTAL REDUCTION AMOUNT DUE SELLER**	**214,675.00**
300. CASH AT SETTLEMENT FROM OR TO BORROWER		**600. CASH AT SETTLEMENT TO OR FROM SELLER**	
301. Gross amount due from borrower (line 120)	**312,757.00**	601. Gross amount due to seller (line 420)	**303,161.61**
302. Less amounts paid by/for borrower (line 220)	**5,000.00**	602. Less reduction amount due seller (line 520)	**214,675.00**
303. CASH FROM BORROWER	**307,757.00**	**603. CASH TO SELLER**	**88,486.61**

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

SELLER'S INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your Income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide Associates Land Transfer, LLC
If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____ / _____ SELLER(S) SIGNATURE(S): _____ / _____
SELLER 1 SELLER 2 SELLER 1 SELLER 2

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 10/07/2016 at 18:11 FPD

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price $**300,000.00 @ 4.000 = 12,000.00**			
Division of commission (line 700) as follows:			
701. $ **6,000.00** to **Client First Realty Services**			
702. $ **6,000.00** to **Price is Right Realty**			
703. Commission paid at Settlement			**12,000.00**
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee %			
802. Loan Discount %			
803. Appraisal Fee	**(P.O.C.) 400.00 Buyer**		
804. Credit Report to **Perfect Credit Inc**	**(P.O.C.) 50.00 Buyer**		
805. Tax service to **Federal Tax Service Inc**		**100.00**	
806. Flood certification to **Above the Ridge Inc**		**10.00**	
807.			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From **02/01/2014** to **03/01/2014** @$ **27.9452** /day	**28 Days**	**782.47**	
902. Mortgage Insurance Premium for to			
903. Hazard Insurance Premium for **1 year** to **A-1 Insurance**		**625.00**	
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance **2** mo. @ $ **52.08** /mo		**104.17**	
1002. Mortgage Insurance mo. @ $ /mo			
1003. City Property Tax mo. @ $ /mo			
1004. County Property Tax **13** mo. @ $ **82.08** /mo		**1,067.08**	
1005. School Tax **8** mo. @ $ **458.33** /mo		**3,666.67**	
1009. Aggregate Analysis Adjustment		**0.00**	**0.00**
1100. TITLE CHARGES			
1101. Settlement or Closing Fee			
1102. Abstract or Title Search			
1103. Title Examination			
1104. Title Insurance Binder			
1105. Document Preparation			
1106. Notary Fees			
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance to **Associates Land Transfer Company, LLC**			**1,900.00**
(includes above items No:)			
1109. Lender's Policy **- 500.00**			
1110. Owner's Policy **300,000.00 - 1,400.00**			
1111.			
1112. 100 No Viol, 300 Survey, 900 E to **Associates Land Transfer Company, LLC**			**275.00**
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed $ **78.00** ; Mortgage $ **162.00** ; Release $		**240.00**	
1202. City/County tax/stamps Deed $**3,000.00** ; Mortgage $		**3,000.00**	
1203. State Tax/stamps Deed $**3,000.00** ; Mortgage $			**3,000.00**
1204. Deed $; Mortgage $			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		**9,595.39**	**17,175.00**

HUD CERTIFICATION OF BUYER AND 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 disbursements 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.

Herman Jones

Lilly Jones

John Smith

Joan Smith

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have 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: _____