

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		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 informational purposes and are not included in the totals.

<b>D. NAME OF BUYER:</b> Sample Buyer	<b>E. NAME OF SELLER:</b>	<b>F. NAME OF LENDER:</b> Sample Lender
SAMPLE		
<b>G. PROPERTY LOCATION:</b>	<b>H. SETTLEMENT AGENT:</b>	<b>I. SETTLEMENT DATE:</b>
	<b>PLACE OF SETTLEMENT:</b>	

Sample Buyer		
J. SUMMARY OF BUYER'S TRANSACTION		
Line	Closing Cost	Amount
100.	<b>Gross Amount Due From Buyer</b>	
101.	Contract Sales Price	200,000.00
103.	Settlement Charges to Buyer (line 1400)	5,759.66
104.	Payoff First Mortgage	
105.	Payoff Second Mortgage	
<i>Adjustments For Items Paid By Seller in advance</i>		
106.	City/Town Taxes	
107.	County Taxes	
108.	Assessments	
109.	HOA/Condo Assessment	
110.		
111.		
112.		
120.	<b>GROSS AMOUNT DUE FROM BUYER</b>	205,759.66
200.	<b>AMOUNTS PAID BY OR IN BEHALF OF BUYER:</b>	
201.	Deposit or earnest money	1,000.00
202.	Principal Amount of New Loan(s)	190,000.00
204.		
205.	(with \$10,000 down)	
206.		
<i>Adjustments For Items Unpaid By Seller in advance</i>		
211.	County Taxes	585
212.	Assessments	
213.	Credit for Closing Costs	
214.	HOA/Condo Assessment	1350
217.		
218.		
219.		
220.	Total paid by/for buyer	191,000.00
303.	<b>CASH ( TO ) ( X FROM) BUYER</b>	<b>\$ 14,759.66</b>

K. SUMMARY OF SELLER'S TRANSACTION		
Line	Closing Cost	Amount
400.	<b>Gross Amount Due to Seller</b>	
401.	Contract Sales Price	200,000.00
403.		
404.		
405.		
<i>Adjustments For Items Paid By Seller in advance</i>		
406.	City/Town Taxes	
407.	County Taxes	
408.	Assessments	
409.	HOA/Condo Assessment	
410.		
411.		
412.		
420.	<b>GROSS AMOUNT DUE FROM SELLER</b>	200,000.00
500.	<b>REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
501.	Excess Deposit	
502.	Settlement Charges to Seller (line 1400)	15,485.00
504.	Payoff of First Mortgage	
505.	Payoff of Second Mortgage	
506.	Refunded Earnest Money Desposit	1,000.00
<i>Adjustments For Items Unpaid By Seller in advance</i>		
511.	County Taxes	
512.	Assessments	
513.	Credit for Closing Costs	
514.	HOA/Condo Assessment	
517.		
518.		
519.		
520.	Total reduction amount due seller	16,485.00
603.	<b>CASH ( X TO ) ( FROM) SELLER</b>	<b>\$ 183,515.00</b>

\$ 16,694.66  
includes downpayment

Line	L. Settlement Charges	Buyer	Seller
<b>700.</b>	<b>TOTAL COMMISSION Based on Price</b>		
701.	Listing Commission		6,000.00
701.	Listing Fee		
702.	Buyer Commission		6,000.00
702.	Buyer Agent Fee		
<b>800.</b>	<b>ITEMS PAYABLE IN CONNECTION WITH LOAN</b>		
801.	Loan Origination Fee on 1st Mortgage	1,900.00	
802.	Loan Discount on 1st Mortgage		
803.	Other Loan Fees on 1st Mortgage	400.00	
801.	Loan Origination Fee on 2nd Mortgage		
802.	Loan Discount on 2nd Mortgage		
803.	Other Loan Fees on 2nd Mortgage		
804.			
805.			
806.			
807.			
808.			
809.			
810.			
811.			
812.			
813.			
814.			
815.			
<b>900.</b>	<b>ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>		
901.	Prepaid Interest (\$ 23.42 / day * 31 days) from 05/31/2013 to 06/30/2013	726.16	
901.	Prepaid Interest (\$ 0.00 / day * 31 days) from 05/31/2013 to 06/30/2013		
902.	Mortgage Insurance Premium		
903.	Hazard Insurance Premium for 1.0 years		
904.			
905.			
<b>1000.</b>	<b>RESERVES DEPOSITED WITH LENDER</b>		
1001.	Hazard Insurance (4 months at \$0.00)		
1004.	Ad Valorem Taxes (10 months at \$0.00)		
1005.	Assessments		
1006.			
1007.			
1008.	Aggregate Adjustment		
<b>1100.</b>	<b>TITLE CHARGES</b>		
1101.	Settlement fee	400.00	400.00
1102.	Title search	150.00	
1103.	Title exam		
1104.	Title Insurance Binder		
1105.	Document preparation		
1106.	Archive/Scanning Fee (Paid to 3rd Party)		
1107.	Attorney's Fees	200.00	
1108.	Title Insurance	250.00	1,075.00
1109.	Lender's Coverage \$190,000.00 250.00		
1110.	Owner's Coverage \$200,000.00 1,075.00		
1111.	Alta 8.1	25.00	
1112.	Florida Form 9 endorsement	132.50	
1113.	Shipping	60.00	60.00
<b>1200.</b>	<b>GOVERNMENT RECORDING AND TRANSFER CHARGES</b>		
1201.	Recording Fees: Deed \$18.50; Mortgage \$352.50; Releases \$	371.00	0.00
1202.	City/County Tax/Stamps: Deed \$1,400.00; Mortgage \$665.00;	665.00	1,400.00
1203.	State Tax/Stamps: Revenue Stamps ; Mortgage \$380.00;	380.00	0.00

SAMPLE

1300.	ADDITIONAL SETTLEMENT CHARGES	
1301.	Survey	
1302.	Pest Inspection	150.00
1303.	Home Warranty	400.00
1304.	Community Fees <i>gate key or ID cards, etc...</i>	100.00
1305.	HOA/Condo Association Fee	1,350
1400.	<b>TOTAL SETTLEMENT CHARGES</b>	<b>\$ 5,759.66    \$ 15,485.00</b>

SAMPLE