




# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265  
(expires 11/30/2009)

<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number DOESHORT
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	7. Loan Number	8. Mortgage Insurance Case Number
<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 "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower John Doe Jane Doe 12387 Anyplace Road Anytown, FL 33301		E. Name and Address of Seller Joseph Smith Fifth Third Loan # 5555566666 BAC Loan #12345678 12387 Anyplace Road Anytown, FL 33301	
F. Name and Address of Lender			
G. Property Location 12387 Anyplace Road Anytown, FL 33301 Lot 12, Block 34 COOKIE CUTTER PLACE PLAT		H. Settlement Agent Olympia Title & Escrow Corporation	
		Place of Settlement 401 East Las Olas Boulevard, Suite 1400 Fort Lauderdale, FL 33301	I. Settlement Date 12/30/10
<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	149,900.00	401. Contract sales price	149,900.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)		403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109. Monthly Association Fees	12/30 to 12/31 12.90	409. Monthly Association Fees	12/30 to 12/31 12.90
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	149,912.90	420. GROSS AMOUNT DUE TO SELLER	149,912.90
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>		<b>500. REDUCTIONS IN AMOUNT TO SELLER</b>	
201. Deposit or earnest money	2,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	14,522.80
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	128,414.76
		Fifth Third Mortgage Loan #: 5555566666	
205.		505. Payoff of Second Lien	2,500.00
		Bank of America Loan #: 12345678	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	01/01 to 12/30 4,475.34	511. County taxes	01/01 to 12/30 4,475.34
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	6,475.34	520. TOTAL REDUCTION AMOUNT DUE SELLER	149,912.90
<b>300. CASH AT SETTLEMENT FROM OR TO BORROWER</b>		<b>600. CASH AT SETTLEMENT TO OR FROM SELLER</b>	
301. Gross amount due from borrower (line 120)	149,912.90	601. Gross amount due to seller (line 420)	149,912.90
302. Less amounts paid by/for borrower (line 220)	6,475.34	602. Less reduction amount due to seller (line 520)	149,912.90
303. CASH FROM BORROWER	143,437.56	603. CASH TO SELLER	

L. SETTLEMENT CHARGES:		File Number: DOESHORT	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	<b>TOTAL SALES/BROKER'S COMMISSION based on price \$</b>	149,900.00 @ 6.00 =	8,994.00	
Division of commission (line 700) as follows:				
701.	\$ 4,497.00 to Florida Realty Group			
702.	\$ 4,497.00 to MyShort Real Estate			
703.	Commission paid at Settlement			8,994.00
704.	Transaction Fee			
800.	<b>ITEMS PAYABLE IN CONNECTION WITH LOAN</b>	<b>P.O.C.</b>		
801.	Loan Origination Fee %			
802.	Loan Discount %			
803.	Appraisal Fee to			
804.	Credit Report to			
805.	Lender's Inspection Fee to			
806.	Administrative Fee to			
807.	Processing Fee to			
808.				
809.				
810.				
811.				
812.				
813.				
814.				
815.				
900.	<b>ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>			
901.	Interest from to @\$ /day			
902.	Mortgage Insurance Premium to			
903.	Hazard Insurance Premium yrs. to			
904.				
905.				
1000.	<b>RESERVES DEPOSITED WITH LENDER FOR</b>			
1001.	Hazard Insurance mo. @\$ / mo.			
1002.	Mortgage Insurance mo. @\$ / mo.			
1003.	City property taxes mo. @\$ / mo.			
1004.	County property taxes mo. @\$ / mo.			
1005.	Annual Assessments mo. @\$ / mo.			
1006.	mo. @\$ / mo.			
1007.	mo. @\$ / mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments			
1100.	<b>TITLE CHARGES</b>			
1101.	Settlement or closing fee to Olympia Title & Escrow Corporation			950.00
1102.	Abstract or title search to Olympia Title & Escrow Corporation			450.00
1103.	Title Binder to			
1104.	Courier/Shipping to			
1105.	Document preparation to			
1106.	Notary fees to			
1107.	Attorney's fees to			
	(includes above item No: )			
1108.	Title insurance to Olympia Title & Escrow Corporation			824.50
	(includes above item No: )			
1109.	Lender's coverage			
1110.	Owner's coverage 149,900.00 --- 824.50			
1111.	Florida Form 9			
1112.	ALTA 8.1			
1113.	Municipal Lien Searches Olympia Title & Escrow Corporation			325.00
1200.	<b>GOVERNMENT RECORDING AND TRANSFER CHARGES</b>			
1201.	Recording fees Deed \$ ; Mortgage \$ ; Releases \$ 50.00			50.00
1202.	City/county/stamps Deed \$ ; Mortgage \$			
1203.	State tax/stamps Deed \$ 1,049.30 ; Mortgage \$			1,049.30
1204.	Intangible Tax Deed \$ ; Mortgage \$			
1205.				
1300.	<b>ADDITIONAL SETTLEMENT CHARGES</b>			
1301.	Survey to			
1302.	Pest inspection to			
1303.	Condo Lien Search Estoppel Lien Search Company			200.00
1304.	Outstanding HOA Fees Due Cookie Cutter Homeowners Association			1,680.00
1305.				
1306.				
1307.				
1308.				
1400.	<b>TOTAL SETTLEMENT CHARGES</b> (enter on lines 103 and 502, Sections J and K)			14,522.80