



# A. Settlement Statement (HUD-1)

**OLYMPIA TITLE & ESCROW**  
**401 EAST LAS OLAS BLVD, STE 1400**  
**FORT LAUDERDALE, FL 33301**  
**PHONE: (954) 695-7598**  
**FAX: (954) 862-5938**

OMB Approval No. 2502-0265

<b>B. Type of Loan</b>			
1. <input checked="" type="checkbox"/> <b>FHA</b>	2. <input type="checkbox"/> <b>RHS</b>	3. <input type="checkbox"/> <b>Conv. Unins.</b>	6. File Number: <b>SAMPLE</b>
4. <input type="checkbox"/> <b>VA</b>	5. <input type="checkbox"/> <b>Conv. Ins.</b>	7. Loan Number: <b>1234567</b>	8. Mortgage Insurance Case Number: <b>095-12345678</b>
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.			
D. Name & Address of Borrower(s): <b>Jane Doe</b> <b>John Doe</b>		E. Name & Address of Seller(s): <b>Joseph Smith</b> <b>Barbara Smith</b>	
F. Name & Address of Lender: <b>XYZ Lending Corporation</b> <b>123 Anytown Avenue</b> <b>Anywhere, FL XXXXX</b>		G. Property Location: <b>222 Hometown Avenue #727</b> <b>AnyTown, FL XXXXX</b>	
Place of Settlement: <b>401 East Las Olas Boulevard</b> <b>Suite 1400</b> <b>Fort Lauderdale, FL 33301</b>		H. Name of Settlement Agent: <b>Olympia Title &amp; Escrow Corporation</b>	
		I. Closing Date: <b>10-29-2010</b>	Disbursement Date: <b>10-29-2010</b>

<b>J. Summary of Borrower's Transaction</b>	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	<b>249,000.00</b>
102. Personal property	
103. Settlement charges to Borrower (line 1400)	<b>13,763.31</b>
104. November Condo Maintenance	<b>357.89</b>
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes to	
107. County taxes to	
108. Assessments 4-30-2010 to	
109. <b>Condo Maintenance Proration - October</b>	<b>34.63</b>
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	<b>263,155.83</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>	
201. Deposit or earnest money	<b>5,000.00</b>
202. Principal amount of new loan(s)	<b>240,285.00</b>
203. Existing loan(s) taken subject to	
204.	
205. Lender Reimbursement Credit - if any	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to	
211. County taxes <b>1-1-2010 to 10-29-2010</b>	<b>2,651.99</b>
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>247,936.99</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from Borrower (line 120)	<b>263,155.83</b>
302. Less amounts paid by/for Borrower (line 220)	<b>247,936.99</b>
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>15,218.84</b>

<b>K. Summary of Seller's Transaction</b>	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	<b>249,000.00</b>
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409. <b>Condo Maintenance Proration - October</b>	<b>34.63</b>
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	<b>249,034.63</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	<b>18,503.00</b>
503. Existing loan(s) taken subject to	
504. <b>Payoff of first mortgage loan</b> <b>Chase Manhattan #12345678</b>	<b>42,155.07</b>
505. <b>Payoff of second mortgage loan</b> <b>Bank of America #1234567-89</b>	<b>15,055.22</b>
506. <b>Water Bill - \$98.70 / Final Bill Escrow- \$150.00</b>	<b>248.70</b>
507. <b>October Condo Maintenance Due</b>	<b>357.89</b>
508. <b>Escrow for Furniture Removal / Garage Door</b>	<b>1,000.00</b>
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes to	
511. County taxes <b>1-1-2010 to 10-29-2010</b>	<b>2,651.99</b>
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>79,971.87</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	<b>249,034.63</b>
602. Less reductions in amount due seller (line 520)	<b>79,971.87</b>
<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	<b>169,062.76</b>

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		OLYMPIA TITLE & ESCROW	
<b>700. Total Real Estate Broker Fees</b>		401 EAST LAS OLAS BLVD, STE 1400, FORT LAUDERDALE, FL 33301	
Based on price \$ 249,000.00 @ 6 % = 14,940.00		PHONE: (954) 695-7598	
Division of commission (line 700) as follows:		FAX: (954) 862-5938	
701. \$ 7,470.00	to Acme Real Estate	Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$ 7,470.00	to AnyFirm Realty		
703. Commission paid at Settlement			14,940.00
704. Transaction Fee due Acme / Anyfirm Realty		395.00	295.00
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge - 1%	\$ 2402.85 (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$ (from GFE #2)		
803. Your adjusted origination charges to XYZ Lending Corp.	(from GFE A)	2,402.85	
804. Appraisal fee to XYZ Lending Corp.	(from GFE #3)	495.00	
805. Credit report to XYZ Lending Corp.	(from GFE #3)	14.00	
806.	(from GFE #3)		
807.	(from GFE #3)		
808.			
809.			
810.			
811.			
812.			
813.			
814.			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901. Daily interest charges from 10/29/10 - 11/01/10 @ \$45.36 / Day	(from GFE #10)	136.11	
902. Mortgage insurance premium 12 months to MIP	(from GFE #3)	3,604.28	
903. Homeowner's insurance 1 year(s) to Citizens	(from GFE #11)	2,435.00	
904. Flood Insurance to Citizens		345.00	
905. 2009 Real Estate Taxes to Broward County Tax Collector - POC SELLER \$3,218.50			
<b>1000. Reserves Deposited With Lender</b>			
1001. Initial deposit for your escrow account	(from GFE #9)	1,018.63	
1002. Homeowner's insurance 3 months @ \$ 202.92 per month \$ 608.76			
1003. Mortgage insurance 0 months @ \$ 238.50 per month \$			
1004. Property taxes 2 months @ \$ 267.92 per month \$ 535.84			
1005. Flood Insurance 3 months @ \$ 28.75 per month \$ 86.25			
1006.	months @ \$ per month \$		
1007. Aggregate Adjustment	-\$ -212.22		
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance	(from GFE #4)	2,229.50	
1102. Settlement or closing fee to Olympia Title	\$ 650.00		650.00
1103. Title Search to Olympia Title	(from GFE #5)		275.00
1104. Lender's title insurance	\$ 25.00		
1105. Lender's title policy limit \$ 240,285 - \$25.00			
1106. Owner's title policy limit \$ 249,000 - \$1,320.00			
1107. Agent's portion of the total title insurance premium	\$ 70%		
1108. Underwriter's portion of the total title insurance premium	\$ 30%		
1109. FL Form 9 to Olympia Title - \$134.50			
1110. ALTA 8.1 and 4 to Olympia Title -\$100.00			
1111. Municipal Lien Search to Olympia Title			225.00
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges	(from GFE #7)	283.60	
1202. Deed \$ 27.00 Mortgage \$ 256.6 Releases \$50.00			50.00
1203. Transfer taxes	(from GFE #8)	1,321.62	
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. Intan Tax \$480.57 Deed \$1,743.00 Mortgage \$841.05			1,743.00
1206.			
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for	(from GFE #6)	472.00	
1302. Flood Life of Loan - XYZ Lending Corp.	\$ 78		
1303. Tax Service Fee to XYZ Lending Corp.	\$ 19		
1304. Survey to ZYX Survey - \$375.00			
1305. Estoppel Fee to Condominium Association			325.00
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		13,763.31	18,503.00



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