

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN	
		1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.	
		6. FILE NUMBER: 18 TEST- HUD	7. LOAN NUMBER:
		8. MORTGAGE INS CASE NUMBER:	
C. NOTE: <i>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 the closing; they are shown here for informational purposes and are not included in the totals.</i>			
D. NAME AND ADDRESS OF BUYER: Joe Buyer 120 Marsh Lane Charlotte, NC 28277		E. NAME AND ADDRESS OF SELLER: John Seller 123 Rush Road Charlotte, NC 28269	
		F. NAME AND ADDRESS OF LENDER:	
G. PROPERTY LOCATION: 120 Marsh Lane Charlotte, NC 28277 Mecklenburg County, North Carolina		H. SETTLEMENT AGENT: Harry Marsh Law PLACE OF SETTLEMENT: 10550 Independence Pointe Pkwy Suite 302 Matthews, NC 28105	
		I. SETTLEMENT DATE: * This is the date of closing DISBURSEMENT DATE: * This is the date of funding	

J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract sales price	100,000.00
102. Personal property	
103. Settlement charges to buyer (line 1400)	1,026.00
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	101,026.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206. Due Diligence	
207.	
208.	
209.	
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	
211. County taxes 01/01/18 to 04/06/18	201.71
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	201.71
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross amount due from Buyer (Line 120)	101,026.00
302. Less amount paid by/for Buyer (Line 220)	(201.71)
303. CASH FROM BUYER	100,824.29

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	100,000.00
402. Personal property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	100,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	625.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	25,000.00
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
<i>Adjustments for items unpaid by seller</i>	
510. City/Town taxes	
511. County taxes 01/01/18 to 04/06/18	201.71
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	25,826.71
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross amount due to Seller (Line 420)	100,000.00
602. Less reductions due Seller (Line 520)	(25,826.71)
603. CASH TO SELLER	74,173.29

Harry Marsh Law, Settlement Agent

KEY

Buyer Side Items

Seller Side Items

General Information

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price				\$	@	%		PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<i>Division of Commission (line 700) as Follows:</i>									
701.	to								
702.	to								
703.	Commission Paid at Settlement								
704.	to								
800. ITEMS PAYABLE IN CONNECTION WITH LOAN									
801.	Loan Origination Fee	%	to						
802.	Loan Discount	%	to						
803.	Appraisal fee		to						
804.	Credit report		to						
805.	Lender's inspection fee		to						
806.	Mortgage insurance application fee		to						
807.	Assumption fee		to						
808.			to						
809.			to						
810.			to						
811.			to						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE									
901.	Interest From	to	@ \$	/					
902.	Mortgage insurance premium	for	month	to					
903.	Hazard insurance premium	for	year	to					
904.		for	year	to					
905.			to						
1000. RESERVES DEPOSITED WITH LENDER									
1001.	Hazard insurance	Months	@ \$		per Month				
1002.	Mortgage insurance	Months	@ \$		per Month				
1003.	City property taxes	Months	@ \$		per Month				
1004.	County taxes	Months	@ \$		per Month				
1005.	Annual assessments	Months	@ \$		per Month				
1006.		Months	@ \$		per Month				
1007.		Months	@ \$		per Month				
1008.		Months	@ \$		per Month				
1100. TITLE CHARGES									
1101.	Attorney's Fees		to	Harry Marsh Law					
1102.	Title Search / Examination		to	Harry Marsh Law					
1103.	Administrative Fees		to	Harry Marsh Law					
1104.	Title insurance binder		to						
1105.	Document preparation		to	Harry Marsh Law					
1106.	Notary fees		to						
1107.	Settlement or closing fee		to						
	(includes above item numbers:)								
1108.	Title insurance		to	Investors Title Insurance Company					
	(includes above item numbers:)								
1109.	Lender's coverage								
1110.	Owner's coverage								
1111.	Mortgage Cancellation Fee		to	Harry Marsh Law					
1112.	Proceeds Handling Fee		to	Harry Marsh Law					
1113.			to						
1114.			to						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES									
1201.	Recording fees: Deed	\$ 26.00;	Mortgage		Releases	pd to register of deeds			
1202.	City/County tax/stamps: Deed	\$ 200.00;	Mortgage			*pd to register of deeds			
1203.	State tax/stamps: Deed		Mortgage						
1204.			to						
1205.			to						
1300. ADDITIONAL SETTLEMENT CHARGES									
1301.	Survey		to						
1302.	Pest inspection		to						
1303.			to						
1304.			to						
1305.			to						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)								1,026.00	625.00

These are buyer side fees including the attorney fees, title search fees, and administrative fees. Please note that if the property is located in Union County there will be an additional \$100 Title Search fee added.

The amount owed by the seller for making their closing documents

The seller pays this to have their mortgage cancelled. If there is no mortgage you will not be charged

This is the amount owed by the buyer to pay for title

This covers the preparation and sending seller proceeds

This amount is how much it will cost to record your Deed. If you have a Deed of Trust it will be an additional \$64.00

This is a seller paid tax to the county for transferring ownership of your property

This is the total amount due to the buyer from the seller

This is the total amount due from the seller at closing (not including the payoff)

HUD-1, Attachment

Buyer: Joe Buyer

Seller: John Seller

Lender:

Settlement Agent: Harry Marsh Law
(704) 743-6387

Place of Settlement: 10550 Independence Pointe Pkwy
Suite 302
Matthews, NC 28105

Settlement Date:

Disbursement Date:

Property Location: 120 Marsh Lane
Charlotte, NC 28277
Mecklenburg County, North Carolina

Payoffs

Payee/Description	Note/Ref. No.	Buyer	Seller
Payoff of first mortgage loan			25,000.00
Loan Payoff		0.00	
Total Payoff		<u>25,000.00</u>	

Joe Buyer

John Seller