

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number 12497-FPA
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	7. Loan Number	
C. Note: <small>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.</small>			8. Mortgage Insurance Case Number
D. NAME OF BORROWER: ADDRESS:			TitleExpress Settlement System Printed 11/03/2011 at 15:16 JM

E. NAME OF SELLER: ADDRESS:
F. NAME OF LENDER: ADDRESS:
G. PROPERTY ADDRESS:
H. SETTLEMENT AGENT: PLACE OF SETTLEMENT:
I. SETTLEMENT DATE: 11/03/2011

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	85,000.00	401. Contract sales price	85,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	2,698.75	403.	
104.		404.	
105. <i>From the last line on page 2</i>		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 11/03/11 to 12/31/11	190.25	406. City/town taxes 11/03/11 to 12/31/11	190.25
107. County taxes		407. County taxes	
108. School taxes		408. School taxes	
109. <i>Buyer reimburses seller</i>		409.	
110. <i>for the remainder of this year's taxes</i>		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	87,889.00	420. GROSS AMOUNT DUE TO SELLER	85,190.25
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	2,500.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	2,687.12
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff: 5001239061	45,195.60
205. <i>For rental properties,</i>		505. CitiMortgage	
206. <i>Buyer gets reimbursed for any tenant</i>		506.	
207. Nov Rent 1st Fl Rear 27days	427.41	507. Nov Rent 1st Fl Rear 27days	427.41
208. Security Deposits <i>deposits and prepaid</i>	3,450.00	508. Security Deposits	3,450.00
209. <i>rent. This month's rent is prorated</i>		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. Service/Stormwater 10/29/11 to 11/03/11	4.01	514. Service/Stormwater 10/29/11 to 11/03/11	4.01
215. Water Reading 2064	486.40	515. Water Reading 2064	486.40
216. <i>Buyer gets reimbursed for</i>		516.	
217. <i>any unpaid utilities</i>		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	6,867.82	520. TOTAL REDUCTION AMOUNT DUE SELLER	52,250.54
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	87,889.00	601. Gross amount due to seller (line 420)	85,190.25
302. Less amounts paid by/for borrower (line 220)	6,867.82	602. Less reduction amount due seller (line 520)	52,250.54
303. CASH FROM BORROWER	81,021.18	603. CASH TO SELLER	32,939.71

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.

You are required by law to provide the settlement agent (Fed. Tax ID No: _____) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____ SELLER(S) SIGNATURE(S): *Amos G. Valiant*

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBERS: _____ (H) _____ (W)

SETTLEMENT STATEMENT

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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 \$85,000.00 =			
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at Settlement			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	%		
802. Loan Discount	%		
803. Appraisal Fee			
804. Credit Report			
805. Lender's Inspection Fee			
806. Mortgage Application Fee			
807. Document Preparation			
808. Flood Certification			
809. Tax Service Fee			
810. Courier Fee			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day		
902. Mortgage Insurance Premium for	to		
903. Hazard Insurance Premium for	to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$ /mo		
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ /mo		
1004. County Property Tax	mo. @ \$ /mo		
1005. School taxes	mo. @ \$ /mo		
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101. Settlement or closing fee			
1102. Abstract or title search			
1103. Internet Printing Fee			
1104. Wire Transfer Fee			
1105. Document Preparation	to First Platinum Abstract, LLC		25.00
1106. Notary Fees	to Jami L. Marino		25.00
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to First Platinum Abstract, LLC		768.75
(includes above items No:)			
1109. Lender's Policy	- 420.00		
1110. Owner's Policy	85,000.00 - 348.75		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 205.00 ; Mortgage \$; Release \$			205.00
1202. City/County tax/stamps Deed \$ 2,550.00 ; Mortgage \$			1,275.00
1203. State Tax/stamps Deed \$ 850.00 ; Mortgage \$			425.00
1204.			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. 2011 Tax Balance	to Philadelphia Department of Revenue		544.69
1302. Water Balance	to Water Revenue Bureau		51.33
1303. Gas Balance	to Philadelphia Gas Works		341.10
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		2,698.75	2,687.12

An acceptable fee for notarizing docs at settlement

Title insurance fees are standardized by Pennsylvania

Standard government recording fees

City and state tax should add to exactly 2% of the purchase price

This total carries over to line 103 of page 1

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.

[Redacted signature]

[Redacted signature]

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 warrant that the funds to be disbursed in accordance with this statement.

[Redacted signature] DATE 11/3/11