

A. Settlement Statement

U.S. Department of Housing and Urban Development

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

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number DUMMY2PJW	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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 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.

TitleExpress Settlement System
Printed 09/03/2009 at 09:21 PJW

D. NAME OF BORROWER: William P. Buyer and Susan D. Buyer
ADDRESS: 1 Pleasant Street, Some Town, FL

E. NAME OF SELLER: Seller G. Jones and Julie J. Jones
ADDRESS: 36 Outer Circle, Freetown, MD

F. NAME OF LENDER: Lender Mortgage
ADDRESS:

G. PROPERTY ADDRESS: 13 Island Place, Hilton Head Island, SC 29928
Lot 333, Block G, Parcel 1A

H. SETTLEMENT AGENT: McNair Law Firm, P.A., Phone: (843) 785-2171 Fax: (843) 686-5991
PLACE OF SETTLEMENT: 23-B Shelter Cove Lane, Post Office Drawer 3, Hilton Head Island, SC 29938

I. SETTLEMENT DATE: 09/15/2009

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	100,000.00	401. Contract sales price	100,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	7,634.56	403.	
104. Community Enhancement Fee	250.00	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments 09/15/09 to 12/31/09	378.14	408. Assessments 09/15/09 to 12/31/09	378.14
109. Water & Sewer Charges 9/15/9/3	15.00	409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	108,277.70	420. GROSS AMOUNT DUE TO SELLER	100,378.14
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	10,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans	75,000.00	502. Settlement charges to seller (line 1400)	7,104.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes 01/01/09 to 09/15/09	2,112.32	511. County taxes 01/01/09 to 09/15/09	2,112.32
212. Assessments		512. Assessments	
213.		513. POA Processing Fee	200.00
214.		514. Water & Sewer Charges	75.00
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	87,112.32	520. TOTAL REDUCTION AMOUNT DUE SELLER	9,491.32
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	108,277.70	601. Gross amount due to seller (line 420)	100,378.14
302. Less amounts paid by/for borrower (line 220)	87,112.32	602. Less reduction amount due seller (line 520)	9,491.32
303. CASH FROM BORROWER	21,165.38	603. CASH TO SELLER	90,886.82

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.

SELLER'S INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your Income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide McNair Law Firm, P.A. Phone: (843) 785-2171 Fax: (843) 686-5991 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, and Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____ / _____ SELLER(S) SIGNATURE(S): _____ / _____
SELLER 1 SELLER 2 SELLER 1 SELLER 2

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 \$100,000.00 @ 6.000 = 6,000.00			
Division of commission (line 700) as follows:			
701. \$	3,000.00 to Dunes Marketing Group		
702. \$	3,000.00 to Dunes Marketing Group		
703.	Commission paid at Settlement		6,000.00
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801.	Loan Origination Fee 0.500 %	375.00	
802.	Loan Discount %		
803.	Appraisal Fee	375.00	
804.	Credit Report	75.00	
805.	Lender's Inspection Fee		
806.	Mortgage Application Fee		
807.	Assumption Fee		
808.	Flood Certification Fee	12.00	
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest From 09/15/2009 to 10/01/2009 @\$ 10.4100 /day 16 Days	166.56	
902.	Mortgage Insurance Premium for to		
903.	Hazard Insurance Premium for to	1,250.00	
904.	Flood Insurance	400.00	
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001.	Hazard Insurance 2 mo. @ \$ 104.17 /mo	208.34	
1002.	Mortgage Insurance mo. @ \$ /mo		
1003.	City Property Taxes mo. @ \$ /mo		
1004.	County Property Taxes 10 mo. @ \$ 250.00 /mo	2,500.00	
1005.	Annual Assessments mo. @ \$ /mo		
1006.	Flood Insurance 2 mo. @ \$ 33.33 /mo	66.66	
1009.	Aggregate Analysis Adjustment		
1100. TITLE CHARGES			
1101.	Settlement or closing fee		
1102.	Abstract or title search to McNair Law Firm, P.A.	125.00	
1103.	Title examination		
1104.	Title insurance binder to Counsellor Title Insurance Agency, Inc.	60.00	
1105.	Document Preparation		
1106.	Notary Fees		
1107.	Attorney's fees to McNair Law Firm, P.A.	600.00	
(includes above items No: 1101, 1105 & 1107)			
1108.	Title Insurance to Counsellor Title Insurance Agency, Inc.	350.00	
(includes above items No: 1108, 1109 & 1110)			
1109.	Lender's Policy 75,000.00 - 212.50		
1110.	Owner's Policy 100,000.00 - 137.50		
1111.	Counsellor Title/McNair will receive 60% of title premium		
1112.	Update Title to McNair Law Firm, P.A.	35.00	
1113.	Attorney's Fees to Sellers Law Firm, P.A.		575.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording Fees Deed \$ 10.00 ; Mortgage \$ 26.00 ; Release \$	36.00	
1202.	County Recording Fee Deed \$110.00 ; Mortgage \$		110.00
1203.	State Recording Fee Deed \$260.00 ; Mortgage \$		260.00
1204.	Transfer Fee Deed \$250.00 ; Mortgage \$	250.00	
1205.	Record Waiver Agreement to Beaufort County Register of Deeds		10.00
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey		
1302.	Pest Inspection to Pest Inspectors		149.00
1303.	Mortgage Satis. Processing Fee to McNair Law Firm, P.A.		
1304.	Deposit/Membership/Transfer to Palmetto Electric Cooperative	325.00	
1305.	Home Inspection to Look and See Inspections	375.00	
1306.	Water/Sewer Transfer Fee to Broad Creek Public Service District	50.00	
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		7,634.56	7,104.00

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.

William P. Buyer

Susan D. Buyer

Seller G. Jones

Julie J. Jones

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 have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: _____ DATE: _____