

# 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<br>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

|                             |  |
|-----------------------------|--|
| <b>D. NAME OF BORROWER:</b> | William P. Buyer and Susan D. Buyer  |
| <b>ADDRESS:</b>             | 1 Pleasant Street, Some Town, FL   |
| <b>E. NAME OF SELLER:</b>   | Seller G. Jones and Julie J. Jones   |
| <b>ADDRESS:</b>             | 36 Outer Circle, Freetown, MD  |
| <b>F. NAME OF LENDER:</b>   | Lender Mortgage  |
| <b>ADDRESS:</b>             |  |
| <b>G. PROPERTY ADDRESS:</b> | 13 Island Place, Hilton Head Island, SC 29928<br>Lot 333, Block G, Parcel 1A |
| <b>H. SETTLEMENT AGENT:</b> | McNair Law Firm, P.A., Phone: (843) 785-2171 Fax: (843) 686-5991             |
| <b>PLACE OF SETTLEMENT:</b> | 23-B Shelter Cove Lane, Post Office Drawer 3, Hilton Head Island, SC 29938   |
| <b>I. SETTLEMENT DATE:</b>  | 09/15/2009   |

| J. SUMMARY OF BORROWER'S TRANSACTION:                |                   | K. SUMMARY OF SELLER'S TRANSACTION:              |                   |
|--|-------------------|--|-------------------|
| <b>100. GROSS AMOUNT DUE FROM BORROWER</b>           |                   | <b>400. GROSS AMOUNT DUE TO SELLER</b>           |                   |
| 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.   |                   |
| <b>120. GROSS AMOUNT DUE FROM BORROWER</b>           | <b>108,277.70</b> | <b>420. GROSS AMOUNT DUE TO SELLER</b>           | <b>100,378.14</b> |
| <b>200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER</b> |                   | <b>500. REDUCTIONS IN AMOUNT DUE TO SELLER</b>   |                   |
| 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.   |                   |
| <b>220. TOTAL PAID BY/FOR BORROWER</b>               | <b>87,112.32</b>  | <b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>    | <b>9,491.32</b>   |
| <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)       | 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          |
| <b>303. CASH FROM BORROWER</b>                       | <b>21,165.38</b>  | <b>603. CASH TO SELLER</b>                       | <b>90,886.82</b>  |

**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<br>BORROWER'S<br>FUNDS AT<br>SETTLEMENT | PAID FROM<br>SELLER'S<br>FUNDS AT<br>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  |
| <b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>  |   |   |   |
| 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.   |   |   |   |
| <b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>                               |   |   |   |
| 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.   |   |   |   |
| <b>1000. RESERVES DEPOSITED WITH LENDER FOR</b>  |   |   |   |
| 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                                     |   |   |
| <b>1100. TITLE CHARGES</b>   |   |   |   |
| 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  |
| <b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>                                   |   |   |   |
| 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   |
| <b>1300. ADDITIONAL SETTLEMENT CHARGES</b>   |   |   |   |
| 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   |   |
| <b>1400. TOTAL SETTLEMENT CHARGES</b> (enter on lines 103, Section J and 502, Section K) |   | <b>7,634.56</b>                                   | <b>7,104.00</b>                                 |

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: \_\_\_\_\_