

 <p>A. U.S. Department of Housing and Urban Development</p> <p>Settlement Statement</p>	B. Type of Loan		
	1. <input checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.
	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	
	6. File Number		7. Loan Number
8. Mortgage Ins. Case No.			
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 ("POC") were paid outside the closing: they are shown here for information purposes and are not included in the totals. POC(B) represents paid outside of closing by borrower, POC(S) represents paid outside of closing by seller, POC(L) represents paid outside of closing by lender, and POC(M) represents paid outside of closing by mortgage broker.			
D. Name of Borrower: Cameron E. Clark Janet E. Clark			
E. Name of Seller: Jonathan Crosby		TIN:	
F. Name of Lender: Credit Union			
G. Property Location: Lot 29 in Block 49 of Walden Lake Houston 18503 Regatta Road Humble, TX 77346			
H. Settlement Agent: <input type="checkbox"/>		TIN:	
Place of Settlement: <input type="checkbox"/>			
I. Settlement Date: 11/30/2010		Proration Date: 11/30/2010	
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	150,000.00	401. Contract sales price	150,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	5,463.00	403.	
104.		404.	
105. <input type="checkbox"/>	<input type="checkbox"/>	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 4/30/2010 to 1/1/2011		408. Assessments 4/30/2010 to 1/1/2011	
109.		409.	
110. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	410. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower:	155,463.00	420. Gross Amount Due to Seller	150,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reduction in Amount Due to Seller	
201. Deposit or earnest money	1,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	128,000.00	502. Settlement charges to seller (line 1400)	11,750.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first BofA # 114333617	120,000.00
205.		505. Payoff of second mortgage	6,000.00
206.		506.	
207. Seller Paid OTP		507.	
208. Seller Paid Closing Costs	6,000.00	508. Seller Paid Closing Costs	6,000.00
209. Option Fee		509. Option Fee	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	1,426.60
211. County taxes 1/1/2010 to 11/30/2010		511. County taxes 1/1/2010 to 11/30/2010	4,573.40
212. Assessments		512. Assessments	
213.		513.	
214.		514. HAF A Program Relocation Assistance	3,000.00
215. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	515. <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	135,500.00	520. Total Reduction Amount Due Seller:	152,750.00
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller:	
301. Gross amount due from borrower (line 120)	155,463.00	601. Gross amount due to seller (line 420)	150,000.00
302. Less amount paid by/for borrower (line 220)	135,500.00	602. Less total reduction in amount due seller(line 520)	152,750.00
303. CASH (X)FROM ()TO BORROWER	19,963.00	603. CASH ()FROM (X)TO SELLER	(2,750.00)

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) 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.

SELLER INSTRUCTION - 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).

Jonathan Crosby

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		5/4/10 12:48 PM	File Number: 20100414	
700.	Total Real Estate Broker Fees based on : 150,000.00 @ 6.0000% = \$9,000.00		Paid From	Paid From
	Division of commission (line 700) as follows:		Borrower's	Seller's
701.	\$4,500.00 to Realty Associates		Funds at	Funds at
702.	\$4,500.00 to Nexcasa		Settlement	Settlement
703.	Commission paid at settlement \$9,000.00		0.00	9,000.00
704.				
800. Items Payable in Connection with Loan				
801.	Our origination charge (from GFE#1)		1,500.00	
802.	Your credit or charge (points) for specific interest rate chosen (from GFE#2)			
803.	Your adjusted origination charges (from GFE A)			
804.	Appraisal fee (from GFE#3)			
805.	Credit report (from GFE#3)			
806.	Tax service (from GFE#3)			
807.	Flood certification (from GFE#3)			
808.				
809.				
810.				
811.				
812.				
900. Items Required by Lender to Be Paid in Advance				
901.	Daily interest charges (from GFE#10)			
902.	Mortgage insurance premium (from GFE#3)			
903.	Homeowner's insurance (from GFE#11)			
904.				
905.				
1000. Reserves Deposited with Lender				
1001.	Initial deposit for your escrow account (from GFE#9)		0.00	
1002.	Homeowner's insurance			
1003.	Mortgage insurance			
1004.	City property taxes			
1005.	County property taxes			
1006.	Annual Assessments (maint.)			
1007.				
1008.				
1009.	Aggregate Adjustment			
1100. Title Charges				
1101.	Title services and lender's title insurance (from GFE#4)		424.00	350.00
1102.	Settlement or closing fee to \$900.00		900.00	900.00
1103.	Owner's title insurance to (from GFE#5)		1,000.00	1,500.00
1104.	Lender's title insurance to \$100.00			
1105.	Lender's title policy limit \$150,000.00			
1106.	Owner's title policy limit \$150,000.00			
1107.	\$0.00			
1108.				
1109.	Attorneys Fee Transaction		1,500.00	
1110.				
1111.	Courier/Fedex Fees to \$19.00		19.00	
1112.	Tax Cert to		55.00	
1113.	TX Guaranty Fee to \$5.00		5.00	
1200. Government Recording and Transfer Charges				
1201.	Government recording charges (from GFE#7)		60.00	
1202.	Deed/Mortgage/Release Deed \$23.00 Mortgage \$75.00 Release \$30.00			
1203.	Transfer taxes (from GFE#8)			
1204.	City/County tax/stamps			
1205.	State tax/stamps			
1206.				
1300. Additional Settlement Charges				
1301.	Required services that you can shop for (from GFE#6)		0.00	
1302.				
1303.	If Existing Can not be found to Survey			
1304.	Transfer Fee to			
1305.	2010 HOA Dues to PIPOA			
1306.	ROL Preparation to 3rd Party Transaction Processing Fee			
1307.	One Year Home Warranty to Buyers Choice			
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)		5,463.00	11,750.00
<p>CERTIFICATION: 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 receipt and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.</p>				
Clark Family		Jonathan Crosby		
To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.				
Title Company		Date		
<p>SELLER'S AND/OR BORROWER'S STATEMENT Seller's and Borrower's signature hereon acknowledges his/her approval of tax prorations and signifies their understanding that prorations were based on taxes for the preceding year, or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Borrower; likewise any default in delinquent taxes will be reimbursed to Title Company by the Seller.</p> <p>Title Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Such financial institution may provide Title Company computer accounting and audit services directly or through a separate entity which, if affiliated with Title Company, may charge the financial institution reasonable and proper compensation therefore and retain any profits therefrom. Any escrow fees paid by any party involved in this transaction shall only be for checkwriting and input to the computers, but not for aforesaid accounting and audit services. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time. Sellers and Borrowers hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions by reason of their maintenance of said escrow accounts.</p> <p>The Settlement Agent does not warrant or represent the accuracy of information provided by third parties, including that information provided on the last page of this HUD form or POC items, and the parties hold harmless the settlement agent as to any inaccuracy of such matter.</p>				
<p>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.</p>				