



A. Settlement Statement (HUD-1)

B. Type of Loan			
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input checked="" type="checkbox"/> Conv Unins		6. File Number	
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Fin		14-05	
7. <input type="checkbox"/> Cash Sale.		7. Loan Number	
		8. Mortgage Ins Case Number	
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 informational purposes and are not included in the totals.			
D. Name & Address of Borrower		E. Name & Address of Seller	
F. Name & Address of Lender			
G. Property Location		H. Settlement Agent Name	
		Law Office of David R. Rocheford, Jr., P.C.	
		100 Erdman Way, Suite 101	
		Leominster, MA 01453	
		978-847-0104	
		Underwritten By: First American	
		Place of Settlement	
		Law Office David Rocheford, Jr., P.C.	
		100 Erdman Way, Ste 101	
		Leominster, MA 01453	
		I. Settlement Date	

J. Summary of Borrower's Transaction		
100. Gross Amount Due from Borrower		
101. Contract sales price		\$227,500.00
102. Personal property		
103. Settlement charges to borrower		\$5,152.63
104.		
105.		
Adjustments for items paid by seller in advance		
106. City Property Taxes 06/24/14 to 06/30/14		\$69.92
107. Fuel Adj. 85 gallons @ \$3.459/gallon		\$294.02
108.		
109.		
110.		
111.		
112.		
113.		
114.		
115.		
116.		
120. Gross Amount Due From Borrower		\$233,016.57
200. Amounts Paid By Or in Behalf Of Borrower		
201. Deposit or earnest money		\$5,000.00
202. Principal amount of new loan(s)		\$182,000.00
203. Existing loan(s) taken subject to		
204. Refund Upfront Fees		\$1,310.00
205.		
206.		
207.		
208.		
209.		
Adjustments for items unpaid by seller		
210. City Property Taxes		
211.		
212.		
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. Total Paid By/For Borrower		\$188,310.00
300. Cash At Settlement From/To Borrower		
301. Gross Amount due from borrower (line 120)		\$233,016.57
302. Less amounts paid by/for borrower (line 220)		\$188,310.00
303. Cash From Borrower		\$44,706.57

K. Summary of Seller's Transaction		
400. Gross Amount Due to Seller		
401. Contract sales price		\$227,500.00
402. Personal property		
403.		
404.		
405.		
Adjustments for items paid by seller in advance		
406. City Property Taxes 06/24/14 to 06/30/14		\$69.92
407. Fuel Adj. 85 gallons @ \$3.459/gallon		\$294.02
408.		
409.		
410.		
411.		
412.		
413.		
414.		
415.		
416.		
420. Gross Amount Due to Seller		\$227,863.94
500. Reductions in Amount Due to Seller		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		\$6,460.93
503. Existing loan(s) taken subject to		
504. Payoff of mortgage to Nationstar		\$196,016.25
505.		
506. Earnest Money Retained by Realtor		\$5,000.00
507.		
508.		
509.		
Adjustments for items unpaid by seller		
510. City Property Taxes		
511. FY14 Q4 R.E. Taxes \$908.94 POCS		
512. Final Water/Sewer POCS		
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520. Total Reduction Amount Due Seller		\$207,477.18
600. Cash At Settlement To/From Seller		
601. Gross Amount due to seller (line 420)		\$227,863.94
602. Less reductions in amt. due seller (line 520)		\$207,477.18
603. Cash To Seller		\$20,386.76

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.

POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender.

L. Settlement Charges				
700. Total Real Estate Broker Fees		\$9,668.75		
Division of Commission (line 700) as follows:			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. \$9,668.75	to			
702.	to			
703. Commission Paid at Settlement			\$0.00	\$4,668.75
704. (EMD \$5,000 to P.O.C.) to				
800. Items Payable in Connection with Loan				
801. Our origination charge		\$957.60	(from GFE #1)	
802. Your credit or charge (points) for the specific rate chosen		\$-682.50	(from GFE #2)	
803. Your adjusted origination charges	to Bank		(from GFE A)	\$275.10
804. Appraisal Fee	to Carolyn A. Jenkins		(from GFE #3)	\$375.00
805. Credit report	to Avantus		(from GFE #3)	\$13.00
806. Tax service	to First American Real Estate Tax Service		(from GFE #3)	\$88.00
807. Flood certification	to LSI Flood Service		(from GFE #3)	\$16.00
900. Items Required by Lender To Be Paid in Advance				
901. Daily interest charges from 6/24/2014 to 7/1/2014 @ \$22.75/day			(from GFE #10)	\$159.25
902. Mortgage Insurance Premium for months to			(from GFE #3)	
903. Homeowner's insurance for 1 years to Travelers			(from GFE #11)	\$683.00
1000. Reserves Deposited With Lender				
1001. Initial Deposit for your escrow account			(from GFE #9)	\$1,145.32
1002. Homeowner's insurance	months @	per month		
1003. Mortgage insurance	months @	per month		
1004. City Property Taxes	4 months @	\$286.33 per month	\$1,145.32	
1005.	months @	per month		
1006.	months @	per month		
1007.	months @	per month		
1008.	months @	per month		
1009.	0 months @			
1010.	0 months @			
1011. Aggregate Adjustment				
1100. Title Charges				
1101. Title services and lender's title insurance	to Law Office David Rocheford, P.C.		(from GFE #4)	\$1,431.46
1102. Settlement or closing fee	to Law Office David Rocheford, P.C.	\$675.00		
1103. Owner's title insurance	to First American Title Insurance Company		(from GFE #5)	\$586.50
1104. Lender's title insurance	to First American Title Insurance Company	\$500.50		
1105. Lender's title policy limit \$	\$182,000.00/\$500.50			
1106. Owner's title policy limit \$	\$227,500.00/\$586.50			
1107. Agent's portion of the total title insurance premium.	to Law Office David Rocheford, P.C.	\$760.90		
1108. Underwriter's portion of the total title insurance premium	to First American Title	\$326.10		
1109. Obtain MLC	to City of Leominster	\$25.96 (from GFE #4)		\$0.00
1110. Courier Fee	to FedEx-LODR	\$35.00 (from GFE #4)		\$0.00
1111. Update Title/Record Fee	to LODR-TITLE	\$45.00 (from GFE #4)		\$0.00
1112. Plot Plan/Survey Processing Fee	to New England Land Survey	\$150.00 (from GFE #4)		\$0.00
1113. Payoff Wire/Overnight Fee	to FedEx-LODR			\$35.00
1114. Mortgage Discharge Fee	to LODR-TITLE			\$75.00
1200. Government Recording and Transfer Charges				
1201. Government recording charges			(from GFE #7)	\$380.00
1202. Deed \$130.00; Mortgage \$180.00, Release \$80.00			to Commonwealth of Massachusetts	\$80.00
1203. Transfer taxes			(from GFE #8)	
1204. City/County tax/stamps	Deed \$0.00; Mortgage \$0.00	to Commonwealth of Massachusetts		
1205. State tax/stamps	Deed \$1,039.68; Mortgage \$0.00	to Commonwealth of Massachusetts		\$1,039.68
1206. Record MLC	to Commonwealth of Massachusetts	\$70.00 (from GFE #7)		
1300. Additional Settlement Charges				
1301. Required services you can shop for			(from GFE #6)	
1302. Sellers Legal Fee			to	\$562.50
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$5,152.63	\$6,460.93

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