

A. Settlement Statement

WinClose
 Fee Simple Software, Inc.
 (205) 823-3993

U.S. Department of Housing
 and Urban Development
 OMB No. 2502-0265



B. TYPE OF LOAN

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv. Unins.	File Number	Loan Number	FHA/VA Case Number	Mortgage Ins. Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		Z-SAMPLE	8383883		

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 of closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER:	Joe M. Borrows and Jane W. Borrows 666 Sample Street Birmingham, Alabama 35226
E. NAME AND ADDRESS OF SELLER: (SELLER TIN)	Peter Sellers and Sally Sellers 789 Bargain Street Birmingham, Alabama 35226
F. NAME AND ADDRESS OF LENDER:	Sample Bank of the South 333 Sample Street Sample, AL 35226
G. PROPERTY LOCATION: Tax ID: 48-3993993	666 Sample Street Birmingham, Alabama 35226
H. SETTLEMENT AGENT: (TIN- 39-3939393)	Fee Simple Title, Inc. 555 O'Neal Drive Birmingham, Alabama 35216
I. SETTLEMENT DATE:	August 8, 2007
	PLACE OF SETTLEMENT: 445 Branch Street Birmingham, Alabama 35216

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	\$175,000.00	401. Contract sales price	\$175,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$4,497.94	403. * (Gross Proceeds- \$175,000.00)	
104.		404.	
105.		405.	
ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:		ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER:	\$179,497.94	420. GROSS AMOUNT DUE TO SELLER:	\$175,000.00
200. AMOUNTS PAID ON OR ON BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	\$1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$125,000.00	502. Settlement charges to seller (line 1400)	\$11,004.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st mortgage loan	\$75,809.63
205.		505. Payoff 2nd mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:		ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01/07 to 08/08/07	\$599.99	511. County taxes 01/01/07 to 08/08/07	\$599.99
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER:	\$126,599.99	520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER:	\$87,413.62
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from borrower (line 120)	\$179,497.94	601. Gross amount due to seller (line 420)	\$175,000.00
302. Less amount paid by/for borrower (line 220)	\$126,599.99	602. Less reductions in amount due seller (line 520)	\$87,413.62
303. CASH (<input checked="" type="checkbox"/> FROM)(<input type="checkbox"/> TO) BORROWER:	\$52,897.95	603. CASH (<input checked="" type="checkbox"/> TO)(<input type="checkbox"/> FROM) SELLER:	\$87,586.38

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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.

The information requested does not lend itself to confidentiality.

SUBSTITUTE FORM 1099 STATEMENT: The information contained in Blocks E, G, H, and I and on line 401 (of if line 401 is asterisked, lines 403 and 404) 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 INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale of 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 [see box E] your correct taxpayer identification number. If you do not provide [see box E] 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.

Seller's Signature