Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/30/17

OMB Approval No. 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.	6. File Number: 2015125364	7. Loan Number:	8. Mortgage Insurance 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 and Address of Buyer:	E. Name and Address of Seller:	F. Name and Address of Lender:
Landmarx Construction LLC 273 Presumpscot Street Portland, ME 04103	Marcia Haynes 178 Washington Avenue Portland, ME 04101	

G. Property Location:	H. Settlement Agent:	I. Settlement Date:
5 Merrill Street Portland, ME 04101 Cumberland County, Maine	Cumberland Title Services, LLC 178 Middle Street, Suite 402 Portland, ME 04101 Ph. (207)899-4900 Place of Settlement: 178 Middle Street, Suite 402 Portland, ME 04101	January 4, 2016

J. Summary of Buyer's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Buyer:		400. Gross Amount Due to Seller:	
101. Contract sales price	325,000.00	401. Contract sales price	325,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Buyer (Line 1400)	2,726.00	403.	
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 Buyer	327,726.00	420. Gross Amount Due to Seller	325,000.00
200. Amounts Paid by or in Behalf of Buyer		500. Reductions in Amount Due Seller:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	1,561.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by Seller		Adjustments for items unpaid by Seller	
210. City/Town Taxes 01/01/16 to 01/05/16	47.40	510. City/Town Taxes 01/01/16 to 01/05/16	47.40
211. County Taxes to		511. County Taxes to	
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 Buyer	47.40	520. Total Reduction Amount Due Seller	1,608.40
300. Cash at Settlement from/to Buyer		600. Cash at settlement to/from Seller	
301. Gross amount due from Buyer (line 120)	327,726.00	601. Gross amount due to Seller (line 420)	325,000.00
302. Less amount paid by/for Buyer (line 220)	(47.40)	602. Less reductions due Seller (line 520)	(1,608.40)
303. Cash ☒ From ☐ To Buyer	327,678.60	603. Cash ☒ To ☐ From Seller	323,391.60

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein.

Buyer Landmarx Construction, LLC
BY: Jeff Mechauser, Member

Seller Marcia Haynes

327,726.-
(715.-)
327,011.-

Taxes

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.

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L. Settlement Charges

				Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. $ to					
702. $ to					
703. Commission paid at settlement					
704.					
800. Items Payable in Connection with Loan					
801. Our origination charge		$	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen		$	(from GFE #2)		
803. Your adjusted origination charges			(from GFE #A)	0.00	
804. Appraisal fee	to		(from GFE #3)		
805. Credit Report	to		(from GFE #3)		
806. Tax service	to		(from GFE #3)		
807. Flood certification	to		(from GFE #3)		
808.			(from GFE #3)		
809.			(from GFE #3)		
810.			(from GFE #3)		
811.			(from GFE #3)		
900. Items Required by Lender to Be Paid in Advance					
901. Daily interest charges from	to	@ $/day	(from GFE #10)		
902. MIP Tot Ins. for Life of Loan	months to		(from GFE #3)		
903. Homeowner's insurance for	years to		(from GFE #11)		
904.			(from GFE #11)		
905.			(from GFE #11)		
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account			(from GFE #9)		
1002. Homeowner's insurance	months @ $	per month	$		
1003. Mortgage insurance	months @ $	per month	$		
1004. Property taxes			$		
1005.			$		
1006.	months @ $	per month	$		
1007.	months @ $	per month	$		
1008.			$		
1009. Aggregate Adjustment			$		
1100. Title Charges					
1101. Title services and lender's title insurance			(from GFE #4)	599.50	
1102. Settlement or closing fee	to Cumberland Title Services, LLC		$ 250.00		
1103. Owner's title insurance to Chicago Title Insurance Company			(from GFE #5)	1,137.50	
1104. Lender's title insurance to Chicago Title Insurance Company			$		
1105. Lender's title policy limit	$				
1106. Owner's title policy limit	$ 325,000.00				
1107. Agent's portion of the total title insurance premium	to Cumberland Title Services, LLC		$ 796.25		
1108. Underwriter's portion of the total title insurance premium to Chicago Title Insurance Company			$ 341.25		
1109. MLIP	to Livingston Hughes		$	225.00	
1110. City of Portland Tax request fee	to Cumberland Title Services, LLC		$	25.00	
1111. Transfer Tax payback	to Matthew J. McDonald Attorney at Law		$		721.00
1112. Deed Prep	to Cumberland Title Services, LLC		$		125.00
1113.			$		
1200. Government Recording and Transfer Charges					
1201. Government recording charges	to Cumberland Registry of Deeds		(from GFE #7)	24.00	
1202. Deed $ 24.00	Mortgage $	Releases $	Other $		
1203. Transfer taxes	to Cumberland Registry of Deeds		(from GFE #8)	715.00	
1204. City/County tax/stamps	$	$			
1205. State tax/stamps	$ 1,430.00	$			715.00
1206.					
1207.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for			(from GFE #6)		
1302.			$		
1303.			$		
1304.			$		
1305.			$		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				2,726.00	1,561.00