

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan			6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	0207-00481-MCM	000060808	231-0875612
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 of the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower JONATHAN BRADSTREET 17 CODMAN STREET, APT.1 PORTLAND, ME 04102	E. Name and Address of Seller CAROL D. CAMPBELL, PERSONAL REPRESENTATIVE OF ESTATE OF DANIEL S. CAMPBELL 75 DOUGLASS STREET PORTLAND, ME 04102	F. Name and Address of Lender NE MOVES MORTGAGE, LLC 1601 TRAPELO ROAD, SUITE 30 WALTHAM, MA 02451
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G. Property Location 75 DOUGLASS STREET, PORTLAND, ME 04102 COUNTY: CUMBERLAND PARCEL ID: MAP 78 LOT 3	H. Settlement Agent MARKET STREET SETTLEMENT GROUP Place of Settlement 53 BAXTER BLVD PORTLAND, ME 04101	I. Settlement Date 07/27/2007 Disbursement Date 07/27/2007
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J. SUMMARY OF BORROWER'S TRANSACTIONS		K. SUMMARY OF SELLER'S TRANSACTIONS	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract Sales Price	\$267,000.00	401. Contract Sales Price	\$267,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower	\$8,432.89	403.	
Adjustments For Items Paid By Seller In Advance		Adjustments For Items Paid By Seller In Advance	
113. City/Town Taxes 2,311.92/6 mos 7/27/2007 to 1/1/2008	\$1,985.24	413. City/Town Taxes 2,311.92/6 mos 7/27/2007 to 1/1/2008	\$1,985.24
114. County Taxes		414. County Taxes	
118. Assessments		418. Assessments	
119.		419.	

120. Gross Amount Due From Borrower	\$277,418.13	420. Gross Amount Due To Seller	\$268,985.24
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or Earnest Money	\$5,000.00	501. Excess Deposits	
202. Principal Loan Amount from NE Moves Mortgage, LLC	\$262,874.00	502. Settlement Charges to Seller	\$13,937.40
203. Existing Loan(s) Taken Subject to		503. Existing Loan(s) Taken Subject to	
Adjustments For Items Unpaid By Seller		Adjustments For Items Unpaid By Seller	
210.		510. September Tax Bill to Portland Tax Collector	\$2,311.92
211.		511. Balance Due Water & Sewer Bill to Portland Water District	\$13.55
212.		512. Estimated Final Water & Sewer Bills to Portland Water District	\$14.12
213. City/Town Taxes		513. City/Town Taxes	
214. County Taxes		514. County Taxes	
218. Assessments		518. Assessments	
219.		519.	
221. Seller Paid Closing Costs	\$6,000.00	521. Seller Paid Closing Costs	\$6,000.00
220. Buyer's Total Credits	\$273,874.00	520. Seller's Total Charges	\$22,278.99
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$277,418.13	601. Gross Amount Due To Seller (line 420)	\$268,985.24
302. Less Amounts Paid By/For Borrower (line 220)	\$273,874.00	602. Less Deductions In Amt. Due To Seller (line 520)	\$22,278.99

303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$3,544.13	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$246,708.25
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L. Settlement Statement

	Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700. Total Sale Commission 267000.00 @ 5 % = 13350.00		
Division of Commission (line 700) As Follows:		
701. \$6675.00 to Harborview Properties		
702. \$6675.00 to Coldwell Banker Residential Brokerage		
703. Commission paid at settlement		\$13,350.00
800. Items Payable In Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee to Atlantic Certified Appraisal	\$800.00	
804. Credit Report to Kroll Factual Data	\$103.18	
805. Lender Inspection Fee		
809. Commitment Fee to FHA	\$250.00	
900. Items Required By Lender To Be Paid In Advance		
901. Interest from 7/27/2007 to 8/1/2007 @48.8100/day	\$243.05	
902. Mortgage Insurance Premium FHA MIP	\$3,884.85	
903. Hazard Ins. Premium F.A. Peabody Company (POC 590.00)		
904. Flood Ins. Premium		
1000. Reserves Deposited With Lender		
1001. Hazard Ins. Reserve 2 mo @ 49.17 / mo NE Moves Mortgage, LLC	\$98.34	
1002. Mortgage Ins. Reserve 0 mo @ 107.39 / mo NE Moves Mortgage, LLC		
1003. City Property Taxes 2 mo @ 368.58 / mo NE Moves Mortgage, LLC	\$733.16	
1004. County Property Taxes		
1010. Aggregate Accounting Adjustment to NE Moves Mortgage, LLC	\$0.00	
1100. Title Charges		
1101. Settlement/Closing Fee to Market Street Settlement Group, LLC	\$595.00	
1102. Abstract or Title Search		
1103. Title examination		
1104. Title Insurance Binder		
1105. Document preparation		
1106. Notary fee		
1107. Attorney Fee		
1108. Title Ins. Total to Market Street Settlement Group, LLC	\$984.50	
1109. Lender's Coverage \$262874.00 (\$657.50)CLTICO/ADV		
1110. Owner's Coverage \$267000.00 (\$327.00)CLTICO/ADV		
1111. Endorsements-Secondary Market (\$25.00) to Market Street Settlement Group, LLC	\$25.00	
1118. Courier Service and Processing Fee to Market Street Settlement Group, LLC	\$20.00	
1200. Government Recording And Transfer Charges		
1201. Recording Fees for Deed 20.41; Recording Fees for Mortgage 88.00	\$108.41	
1202. Transfer Tax 1174.80	\$587.40	\$587.40
1300. Additional Settlement Charges		
1301. Survey to Livingston & Hughes	\$200.00	
1400. Total Settlement Charges	\$8,432.89	\$13,937.40

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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.

BUYERS

Jonathan Bradstreet

SELLERS

Estate of Daniel S. Campbell

By: Carol D. Campbell, Personal Representative

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

07/27/2007

for the Estate of
Daniel S. Campbell