



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: 13-5090	7. Loan Number: 738814-31	8. Mortgage Insurance Case Number:
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 agents 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: Rorick A. Sellers, Timmi L. Sellers 1 Woods Road, Peaks Island, ME 04108	E. Name & Address of Seller: Harold P. Ano, Patricia A. Ano 9 Woodstock Watch, Okatie, SC 29909	F. Name & Address of Lender: Evergreen Credit Union 225 Riverside Street, Portland, ME 04104-1038
G. Property Location: 89 Pleasant Avenue Peaks Island, ME 04108	H. Settlement Agent: Atlantic Coast Title Company, LLC 76 Atlantic Place, South Portland, ME 04106 Telephone: 207-774-4400 Fax: 207-774-5935	I. Settlement Date: 05/30/2013 Disbursement Date: 05/30/2013
	Place of Settlement: 76 Atlantic Place, South Portland, ME 04106	TitleExpress Printed 05/24/2013 at 11:48 am by TP

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower		
101. Contract sales price		264,000.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		6,400.45
104.		
105.		
Adjustments for items paid by seller in advance		
106. City/town taxes	05/30/2013 to 06/30/2013	478.57
107. County taxes	to	
108. Assessments	to	
109.		
110.		
111.		
112.		
120. Gross Amount Due from Borrower		270,879.02
200. Amounts Paid by or in Behalf of Borrower		
201. Deposit or earnest money		5,000.00
202. Principal amount of new loan(s)		210,000.00
203. Existing loan(s) taken subject to		
204.		
205.		
206.		
207.		
208.		
209.		
Adjustments for items unpaid by seller		
210. City/town taxes	to	
211. County taxes	to	
212. Assessments	to	
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. Total Paid by/for Borrower		215,000.00
300. Cash at Settlement from/to Borrower		
301. Gross amount due from borrower (line 120)		270,879.02
302. Less amounts paid by/for borrower (line 220)		215,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		55,879.02

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller		
401. Contract sales price		264,000.00
402. Personal property		
403.		
404.		
405.		
Adjustments for items paid by seller in advance		
406. City/town taxes	05/30/2013 to 06/30/2013	478.57
407. County taxes	to	
408. Assessments	to	
409.		
410.		
411.		
412.		
420. Gross Amount Due to Seller		264,478.57
500. Reductions In Amount Due to Seller		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		23,635.80
503. Existing loan(s) taken subject to		
504. Payoff of first mortgage loan		
505. Payoff of second mortgage loan		
506.		
507.		
508.		
509.		
Adjustments for items unpaid by seller		
510. City/town taxes	to	
511. County taxes	to	
512. Assessments	to	
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520. Total Reduction Amount Due Seller		23,635.80
600. Cash at Settlement to/from Seller		
601. Gross amount due to seller (line 420)		264,478.57
602. Less reductions in amount due seller (line 520)		23,635.80
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller		240,842.77

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

700. Total Real Estate Broker Fees	\$15,840.00								
Division of commission (line 700) as follows:									
701.	\$7,920.00	to	Port Island Realty						
702.	\$7,920.00	to	Port Island Realty						
703.	Commission paid at settlement								15,840.00
800. Items Payable in Connection with Loan									
801.	Our origination charge (Includes Origination Point 0.000% or \$0.00)	\$1,344.00		(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)	1,344.00				
804.	Appraisal fee	to Street Links	\$505.00 P.O.C.(B*)	(from GFE #3)					
805.	Credit report	to Avantus	\$36.45 P.O.C.(B*)	(from GFE #3)					
806.	Tax service	to		(from GFE #3)					
807.	Flood certification	to LPS National Flood		(from GFE #3)	12.50				
808.		to							
900. Items Required by Lender to be Paid in Advance									
901.	Daily interest charges from	from 05/30/2013 to 06/01/2013 @ \$26.2500/day		(from GFE #10)	52.50				
902.	Mortgage insurance premium	for	months to	(from GFE #3)					
903.	Homeowner's insurance	for	years to	(from GFE #11)					
904.			months to	(from GFE #11)					
1000. Reserves Deposited with Lender									
1001.	Initial deposit for your escrow account			(from GFE #9)	2,311.65				
1002.	Homeowner's insurance	3 months @ \$	30.25/month	\$90.75					
1003.	Mortgage insurance	months @ \$	0.00/month	\$					
1004.	Property taxes	5 months @ \$	468.38/month	\$2,341.90					
1005.		months @ \$	0.00/month	\$					
1006.	Assessments	months @ \$	0.00/month	\$					
1007.	Aggregate Adjustment				\$-121.00				
1100. Title Charges									
1101.	Title services and lender's title insurance			(from GFE #4)	1,137.50				
1102.	Settlement or closing fee	to Atlantic Coast Title Company	\$695.00						
1103.	Owner's title insurance - First American Title Insurance Company			(from GFE #5)	606.50				
1104.	Lender's title insurance - First American Title Insurance Company		\$442.50						
1105.	Lender's title policy limit \$210,000.00	Lender's Policy							
1106.	Owner's title policy limit \$264,000.00	Owner's Policy							
1107.	Agent's portion of the total title insurance premium		\$786.75						
		to Atlantic Coast Title Company, LLC							
1108.	Underwriter's portion of the total title insurance premium		\$262.25						
		to First American Title Insurance Company							
1109.	Attorney Fees	to Monaghan Leahy, LLP	\$					600.00	
1200. Government Recording and Transfer Charges									
1201.	Government recording charges		\$	(from GFE #7)	80.00				
1202.	Deed \$20.00	Mortgage \$60.00	Release \$						
1203.	Transfer taxes		\$	(from GFE #8)	580.80				
1204.	Real Estate Transfer Tax	Deed \$1,161.60	Mortgage \$					580.80	
1205.	State Tax/stamps	Deed \$	Mortgage \$						
1206.		Deed \$	Mortgage \$						
1207.			\$						
1300. Additional Settlement Charges									
1301.	Required services that you can shop for			(from GFE #6)	275.00				
1302.	Survey	to Nadeau Land Surveys	\$275.00						
1303.		to							
1304.	ME Withholding	to County Register of Deeds						6,600.00	
1305.	Wire Transfer Fee	to Atlantic Coast Title Company, LLC						15.00	
1400. Total Settlement Charges	(enter on lines 103, Section J and 502, Section K)							6,400.45	23,635.80

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our origination charge	# 801
Your credit or charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
1,344.00	1,344.00
0.00	0.00
1,344.00	1,344.00
583.00	580.80

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal fee	# 804
Credit report	# 805
Tax service	# 806
Flood certification	# 807
Title services and lender's title insurance	# 1101
Owner's title insurance - First American Title Insurance Company	# 1103
Survey	# 1302
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
78.00	80.00
505.00	505.00
36.45	36.45
0.00	0.00
12.50	12.50
1,201.25	1,137.50
568.74	606.50
225.00	275.00
2,626.94	2,652.95
\$ 26.01 or	0.9901%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges from	# 901 \$26.2500/day
Homeowner's insurance	# 903
	#
	#
	#

Good Faith Estimate	HUD-1
2,988.00	2,311.65
689.00	52.50
0.00	0.00

Loan Terms

Your initial loan amount is	\$210,000.00
Your loan term is	30. years
Your initial interest rate is	4.5000%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$1,064.04 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, it can rise to a maximum of 9.5000%. The first change will be on 06/01/2018 and can change again every 12 Months after 06/01/2018. Every change date, your interest rate can increase or decrease by 2.00%. Over the life of the loan, your interest rate is guaranteed to never be lower than 3.5000% or higher than 9.5000%.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$.
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, the first increase can be on 07/01/2018 and the monthly amount owed can rise to \$1,292.56. The maximum it can ever rise to is \$2,158.45.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$. due in . . . years on / / .
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$498.63 that results in a total initial monthly amount owed of \$1,562.67. This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

HUD CERTIFICATION OF BUYER AND SELLER

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 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

Rorick A. Sellers

Timmi L. Sellers

Sellers

Harold P. Ano

Patricia A. Ano

Settlement Agent

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

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.