A. Settlement Statement (HUD-1)

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/24/13

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☒ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.	6. File Number: 13-5090	7. Loan Number: 738814-31	8. Mortgag

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. "(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:
Rorick A. Sellers, Timmi L. Sellers 1 Woods Road, Peaks Island, ME 04108	Harold P. Ano, Patricia A. Ano 9 Woodstock Watch, Okatie, SC 29909	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 ☒ From ☐ 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 ☒ To ☐ 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			P	
	Division of commission (line 700) as follows:				B	
701.	$7,920.00	to Port Island Realty				
702.	$7,920.00	to Port Island Realty			S	
703.	Commission paid at settlement					
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)		
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.

RESURGAM. CITY OF PORTLAND, MAINE

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Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate
Charges That Cannot Increase	**HUD-1 Line Number**	
Our origination charge	# 801	1,34
Your credit or charge (points) for the specific interest rate chosen	# 802	
Your adjusted origination charges	# 803	1,34
Transfer taxes	# 1203	58

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Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	
Government recording charges	# 1201		
Appraisal fee	# 804	50	
Credit report	# 805	36.45	36.45
Tax service	# 806	0.00	0.00
Flood certification	# 807	12.50	12.50
Title services and lender's title insurance	# 1101	1,201.25	1,137.50
Owner's title insurance - First American Title Insurance Company	# 1103	568.74	606.50
Survey	# 1302	225.00	275.00
	Total	2,626.94	2,652.95
	Increase between GFE and HUD-1 Charges	$ 26.01 or	0.9901%

Charges That Can Change			Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		2,988.00	2,311.65
Daily interest charges from	# 901	$26.2500/day	689.00	52.50
Homeowner's insurance	# 903		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 [X] Principal [X] Interest [ ] Mortgage Insurance
Can your interest rate rise?	[ ] No. [X] 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?	[X] No. [ ] 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?	[ ] No. [X] 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?	[X] No. [ ] Yes, your maximum prepayment penalty is $.
Does your loan have a balloon payment?	[X] No. [ ] Yes, you have a balloon payment of $ due in years on / / .
Total monthly amount owed including escrow account payments	[ ] 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. [X] 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: [X] Property taxes [X] Homeowner's insurance [ ] Flood insurance [ ] [ ] [ ]

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

Signature Page

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 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 Statem

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Buyers

Rorick A. Sellers

Timmi L. Sellers

Date: 06/24/13

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.