



A. U.S. Department of Housing and Urban Development

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	
6. File Number 13283		7. Loan Number 790100843
8. Mortgage Ins. Case No.		

Settlement Statement (HUD-1)

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 the closing: they are shown here for information purposes and are not included in the totals.

D. Name & Address of Borrower:	Scott Vonnegut, 56 Revere Street #1, Portland, ME 04103 Fiona L. Vonnegut, 56 Revere Street #1, Portland, ME 04103
E. Name & Address of Seller:	James C. Schwellenbach, 185 Edwards Street, Portland, ME 04102 Lorraine D. Schwellenbach, 185 Edwards Street, Portland, ME 04102
F. Name & Address of Lender:	Bangor Savings Bank, P.O. Box 930, Bangor, ME 04402
G. Property Location:	185 Edwards Street, Portland, ME 04102
H. Settlement Agent:	Bay Area Title Services LLC (207) 775-5900
Place of Settlement:	The Olde Grange Hall at Stroudwater, 1711 Congress Street, Portland, ME 04102
I. Settlement Date:	7/8/2013
Proration Date:	7/8/2013

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	349,000.00	401. Contract sales price	349,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	5,549.45	403.	
104. ESTIMATED taxes 7/1/2013 yo 12/31/2013	2,442.84	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower:	356,992.29	420. Gross Amount Due to Seller	349,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reduction in Amount Due to Seller	
201. Deposit or earnest money	5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	209,400.00	502. Settlement charges to seller (line 1400)	21,907.80
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Lender Credit	100.00	504. Payoff of first mortgage loan	
205. 10% Cure for Tolerance	0.33	505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208. Closing Cost Credit from Sellers to Buyers	2,750.00	508. Closing Cost Credit from Sellers to Buyers	2,750.00
209.		509. ESTIMATED final reading on water & sewer	83.23
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes 7/1/2013 to 7/8/2013	93.70	510. City/town taxes 7/1/2013 to 7/8/2013	93.70
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	217,344.03	520. Total Reduction Amount Due Seller:	24,834.73
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	356,992.29	601. Gross amount due to seller (line 420)	349,000.00
302. Less amount paid by/for borrower (line 220)	217,344.03	602. Less total reduction in amount due seller(line 520)	24,834.73
303. CASH (X)FROM ()TO BORROWER	139,648.26	603. CASH ()FROM (X)TO SELLER	324,165.27

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) 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 INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or 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 Bay Area Title Services LLC (207) 775-5900 with your correct taxpayer identification number. If you do not provide Bay Area Title Services LLC (207) 775-5900 with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

James C. Schwellenbach
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		7/5/13 9:56 AM	File Number 13283
700.	Total Real Estate Broker Fees based on : \$349,000.00 @ 6.0000% = \$20,940.00		
	Division of commission (line 700) as follows:		
701.	\$10,470.00 to Keller Williams Realty		
702.	\$10,470.00 to Town & Shore Associates		
703.	Commission paid at settlement \$20,940.00	0.00	20,940.00
704.			
705.			
800.	Items Payable in Connection with Loan		
801.	Our origination charge (Includes Origination Point 0% or \$0.00) (from GFE#1) \$850.00		
	to Bangor Savings Bank		
802.	Your credit or charge (points) for specific interest rate chosen (from GFE#2)		
803.	Your adjusted origination charges (from GFE A)	850.00	
804.	Appraisal fee to R. Randall Kempton (from GFE#3)	475.00	
805.	Credit report to CBC Innovis (from GFE#3)	38.20	
806.	Tax service (from GFE#3)		
807.	Flood certification (from GFE#3)		
808.	Tax Transcript Fee to Ellie Mae	7.75	
809.	Appraisal Management Fee to ValuTrac	10.00	
810.	Freddie Mac Investigation Fee to Freddie Mac	15.00	
811.	Flood Determination Fee to CBCInnovis	11.00	
812.	Lifetime Flood Certification to CBCInnovis	1.00	
900.	Items Required by Lender to Be Paid in Advance		
901.	Daily interest charges 07/08/13 to 08/01/13 at \$16.00000/day x 2* (from GFE#10)	384.00	
902.	Mortgage insurance premium (from GFE#3)		
903.	Homeowner's insurance 1 year Concord Group (from GFE#11)	785.00	
904.			
905.			
1000.	Reserves Deposited with Lender		
1001.	Initial deposit for your escrow account (from GFE#9)	0.00	
1002.	Homeowner's insurance		
1003.	Mortgage insurance		
1004.	City property taxes		
1005.	County property taxes		
1006.	Annual Assessments (maint.)		
1007.			
1008.			
1009.	Aggregate Adjustment		
1100.	Title Charges		
1101.	Title services and lender's title insurance (from GFE#4)	1,349.25	
1102.	Settlement or closing fee to Bay Area Title \$375.00		
1103.	Owner's title insurance to Stewart Title Guaranty Com (from GFE#5)	797.45	
1104.	Lender's title insurance to Stewart Title Guaranty Com \$454.25		
1105.	Lender's title policy limit \$209,400.00		
1106.	Owner's title policy limit \$349,000.00		
1107.	Agent's portion of the total title insurance premium \$876.19		
1108.	Underwriter's portion of the total title insurance premium \$375.51		
1109.	Agent Name: Bay Area Title Services LLC		
1110.	Underwriter Name: Stewart Title Guaranty Company		
1111.	Title Examination Fee to Bay Area Title \$320.00		
1112.	Document Preparation to Precision Law		175.00
1113.	Mortgage Loan Inspection Plan to Livingston Huq \$200.00		
1200.	Government Recording and Transfer Charges		
1201.	Government recording charges (from GFE#7)	58.00	
1202.	Deed/Mortgage/Release Deed \$20.00 Mortgage \$38.00		
1203.	Transfer taxes (from GFE#8)	767.80	
1204.	City/County tax/stamps		
1205.	State tax/stamps Deed \$1535.60		767.80
1206.			
1300.	Additional Settlement Charges		
1301.	Required services that you can shop for (from GFE#6)	0.00	
1302.	Real Estate Tax Certification to City of Portland		25.00
1303.			
1304.			
1305.			
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)	5,549.45	21,907.80

CERTIFICATION: 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 HUD-1 Settlement Statement.

Scott Vonnegut

James C. Schwellenbach

Fiona L. Vonnegut

Lorraine D. Schwellenbach

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Bay Area Title Services LLC

Date

SELLER'S AND/OR BORROWER'S STATEMENT Seller's and Borrower's signature hereon acknowledges his/her approval of tax prorations and signifies their understanding that prorations were based on taxes for the preceding year, or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Borrower; likewise any default in delinquent taxes will be reimbursed to Title Company by the Seller.

Title Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Such financial institution may provide Title Company computer accounting and audit services directly or through a separate entity which, if affiliated with Title Company, may charge the financial institution reasonable and proper compensation therefore and retain any profits therefrom. Any escrow fees paid by any party involved in this transaction shall only be for checkwriting and input to the computers, but not for aforesaid accounting and audit services. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time. Sellers and Borrowers hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions by reason of their maintenance of said escrow accounts.

The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this HUD-1 Settlement Statement pertaining to "Comparison of Good Faith Estimate (GFE) and HUD-1 Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

Purchasers/Borrowers

Sellers

Scott Vonnegut

James C. Schwellenbach

Fiona L. Vonnegut

Lorraine D. Schwellenbach

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18: U.S. Code Section 1001 and Section 1010.

POC(B) represents paid outside of closing by borrower, POC(S) represents paid outside of closing by the seller, POC(L) represents paid outside of closing by lender, and POC(M) represents paid outside of closing by mortgage broker.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our origination charge (Includes Origination Point 0% or \$0.00) \$850.00	# 801
Your credit or charge (points) for specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
\$850.00	\$850.00
\$0.00	\$0.00
\$850.00	\$850.00
\$768.80	\$767.80

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal fee	# 804
Credit report	# 805
Tax Transcript Fee	# 808
Appraisal Management Fee	# 809
Freddie Mac Investigation Fee	# 810
Flood Determination Fee	# 811
Lifetime Flood Certification	# 812
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
	#
	#
	#
	#
	#

Good Faith Estimate	HUD-1
\$100.00	\$58.00
\$450.00	\$475.00
\$38.20	\$38.20
\$37.00	\$7.75
\$10.00	\$10.00
\$15.00	\$15.00
\$11.00	\$11.00
\$1.00	\$1.00
\$1,363.00	\$1,349.25
\$486.00	\$797.45

Total	
Increase between GFE and HUD-1 Charges	

2,511.20	2,762.65
\$ 251.45 or	10.0%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$16.00000/day
Homeowner's insurance	# 903
	#
	#
	#
	#
	#
	#
	#
	#
	#
	#
	#
	#

Good Faith Estimate	HUD-1
\$0.00	\$0.00
\$384.00	\$384.00
\$600.00	\$785.00

Loan Terms

Your initial loan amount is	\$209,400.00
Your loan term is	15.00 years
Your initial interest rate is	2.750 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$1,421.03 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of ____%. The first change will be on _____ and can change every _____ after _____. Every change date, your interest rate can increase or decrease by ____%. Over the life of the loan, your interest rate is guaranteed to never be lower than ____% or higher than ____%.
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 checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$_____. The maximum it can ever rise is to \$_____.
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 checked="" 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 type="checkbox"/> You have an additional monthly escrow payment of \$_____ that results in a total initial monthly amount owed of _____. This includes principal, interest, any mortgage insurance, and any items checked below: <input type="checkbox"/> Property taxes <input 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.