

A.
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
SETTLEMENT STATEMENT

B. TYPE OF LOAN:
 1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CON
 6. FILE NUMBER: 5290-13- 7. LOAN NUMBER:
 8. MORTGAGE INS 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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
 1.0 3/98 (5290-13-.PFD/5290-13-/21)

D. NAME AND ADDRESS OF BUYER: Cheunglui H. Yee 120 Baxter Boulevard Portland, ME 04102	E. NAME AND ADDRESS OF SELLER: John P. Foley 17 Glenwood Avenue Portland, ME 04103	F. NAME AND ADDRESS OF LENDER:
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G. PROPERTY LOCATION: 17 Glenwood Avenue Portland, ME 04103 Cumberland County, Maine	H. SETTLEMENT AGENT: 01-0503793 Baxter Title Company PLACE OF SETTLEMENT 95 Exchange Street Portland, Maine 04101	I. SETTLEMENT DATE: August 23, 2013
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J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract Sales Price	350,000.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	5,273.30
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	355,273.30
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	15,000.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205. Credit from buyer's broker	1,680.00
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes 07/01/13 to 08/24/13	853.73
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	17,533.73
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross Amount Due From Buyer (Line 120)	355,273.30
302. Less Amount Paid By/For Buyer (Line 220)	(17,533.73)
303. CASH (X FROM) (TO) BUYER	337,739.57

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	350,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	350,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	2,000.00
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage to Nationstar Mortgage, L	4,000.00
505. Payoff of second Mortgage	
506.	
507. (Deposit disb. as proceeds)	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes 07/01/13 to 08/24/13	853.73
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517. water and sewer charges to Portland Water District	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	6,853.73
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	350,000.00
602. Less Reductions Due Seller (Line 520)	(6,853.73)
603. CASH (X TO) (FROM) SELLER	283,146.27

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Buyer


Seller



L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$	350,000.00	@	6.0000 %	21,000.00					
<i>Division of Commission (line 700) as Follows:</i>											
701.	\$ 10,500.00	to	Keller Williams Realty								
702.	\$ 10,500.00	to	Keller Williams Realty								
703.	Commission Paid at Settlement										
704.		to									
800. ITEMS PAYABLE IN CONNECTION WITH LOAN											
801.	Loan Origination Fee	%	to								
802.	Loan Discount	%	to								
803.	Appraisal Fee		to								
804.	Credit Report		to								
805.	Lender's Inspection Fee		to								
806.	Mortgage Ins. App. Fee		to								
807.	Assumption Fee		to								
808.											
809.											
810.											
811.											
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE											
901.	Interest From	to	@	\$	/day	(days)	%		
902.	Mortgage Insurance Premium for	months to									
903.	Hazard Insurance Premium for	1.0 years to									
904.											
905.											
1000. RESERVES DEPOSITED WITH LENDER											
1001.	Hazard Insurance		@	\$	per						
1002.	Mortgage Insurance		@	\$	per						
1003.	City/Town Taxes		@	\$	per						
1004.	County Taxes		@	\$	per						
1005.	Assessments		@	\$	per						
1006.			@	\$	per						
1007.			@	\$	per						
1008.	Aggregate Adjustment		@	\$	per						
1100. TITLE CHARGES											
1101.	Settlement or Closing Fee	to	Baxter Title Company						550.00		
1102.	Abstract or Title Search	to									
1103.	Title Examination	to									
1104.	Title Insurance Binder	to									
1105.	Document Preparation	to	Baxter Title Company								
1106.	Notary Fees	to									
1107.	Attorney's Fees	to									
	<i>(includes above item numbers:</i>										
1108.	Title Insurance	to	First American Title Insurance						1,050.00		
	<i>(includes above item numbers:</i>										
1109.	Lender's Coverage	\$									
1110.	Owner's Coverage	\$	350,000.00					1,050.00			
1111.											
1112.	tax inquiry fee	to	City of Portland								
1113.											
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES											
1201.	Recording Fees: Deed	\$	18.00	; Mortgage	\$			Releases	\$	18.00	
1202.	City/County Tax/Stamps: Deed										
1203.	State Tax/Stamps: Transfer Tax					1,540.00	; Mortgage			770.00	
1204.											
1205.											
1300. ADDITIONAL SETTLEMENT CHARGES											
1301.	Survey	to									
1302.	Pest Inspection	to									
1303.	outgoing wire fee	to	Baxter Title Company								
1304.	1st half 2013-2014 taxes	to	City of Portland						123-D-4	2,885.30	
1305.											
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)											
										5,273.30	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.


 Baxter Title Company
 Settlement Agent

Certified to be a true copy.

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: Cheunglui H. Yee

Seller: John P. Foley

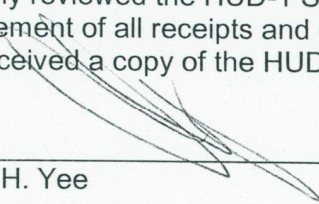
Settlement Agent: Baxter Title Company
(207)879-9440

Place of Settlement: 95 Exchange Street
Portland, Maine 04101

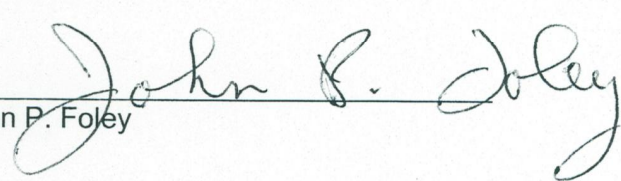
Settlement Date: August 23, 2013

Property Location: 17 Glenwood Avenue
Portland, ME 04103
Cumberland County, Maine

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.



Cheunglui H. Yee



John P. Foley