



# A. Settlement Statement (HUD-1)

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 13-46 SIMPSON	7. Loan Number:	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 end by the settlement agent 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.

<b>D. Name and Address of Buyer:</b> Jason M. Simpson Aysun Simpson 10 Forest Park # 4 Portland, ME 04101		<b>E. Name and Address of Seller:</b> William D. Flagg 31 Lorraine Street Portland, ME 04103		<b>F. Name and Address of Lender:</b> CASH	
<b>G. Property Location:</b> 31 Lorraine Street Portland, ME 04103 Cumberland County, Maine		<b>H. Settlement Agent:</b> McLain Title Services, Inc. 19 Pennell Avenue Portland, Maine 04103 Place of Settlement: 762 Main Street South Portland, ME 04106		<b>I. Settlement Date:</b> April 12, 2013	

J. Summary of Buyer's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Buyer:		400. Gross Amount Due to Seller:	
101. Contract sales price	200,000.00	401. Contract sales price	200,000.00
102. Personal property		402. Personal property	
103. Settlement Charges to Buyer (Line 1400)	2,608.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by Seller in advance</b>		<b>Adjustments for items paid by Seller in advance</b>	
106. Portland 04/13/13 to 07/01/13	624.69	406. Portland 04/13/13 to 07/01/13	624.69
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due from Buyer</b>	<b>203,232.69</b>	<b>420. Gross Amount Due to Seller</b>	<b>200,624.69</b>
<b>200. Amounts Paid by or In Behalf of Buyer</b>		<b>500. Reductions in Amount Due Seller:</b>	
201. Deposit or earnest money	2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to Seller (Line 1400)	8,650.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage to PHH Mortgage	51,636.95
205.		505. Payoff Second Mortgage to Cumberland County FCU	11,522.61
206.		506. Dep. retained (\$2,000.00)	2,000.00
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by Seller</b>		<b>Adjustments for items unpaid by Seller</b>	
210. Portland to		510. Portland to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518. Water / Sewer to Portland Water District	18.43
219.		519.	
<b>220. Total Paid by/for Buyer</b>	<b>2,000.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>73,827.99</b>
<b>300. Cash at Settlement from/to Buyer</b>		<b>600. Cash at settlement to/from Seller</b>	
301. Gross amount due from Buyer (line 120)	203,232.69	601. Gross amount due to Seller (line 420)	200,624.69
302. Less amount paid by/for Buyer (line 220)	( 2,000.00)	602. Less reductions due Seller (line 520)	( 73,827.99)
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To <b>Buyer</b>	<b>201,232.69</b>	<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From <b>Seller</b>	<b>126,796.70</b>

The undersigned hereby acknowledge receipt of a completed copy of pages 1, 2 & 3 of this statement & any attachments referred to herein.

Buyer Jason M. Simpson  
 Aysun Simpson

Seller William D. Flagg