OMB Approval No. 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.	6. File Number: 13-46 SIMPSON	7. Loan Number:	8. Mortgage Insurance 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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

D. Name and Address of Buyer:	E. Name and Address of Seller:	F. Name and Address of Lender:
Jason M. Simpson Aysun Simpson 10 Forest Park # 4 Portland, ME 04101	William D. Flagg 31 Loraine Street Portland, ME 04103	CASH

G. Property Location:	H. Settlement Agent: 20-3765854	I. Settlement Date:
31 Loraine Street Portland, ME 04103 Cumberland County, Maine	McLain Title Services, Inc. 19 Pennell Avenue Portland, Maine 04103 Ph. (207)807-7459 Place of Settlement: 762 Main Street South Portland, ME 04106	April 12, 2013

J. Summary of Buyer's transaction	
100. Gross Amount Due from Buyer:	
101. Contract sales price	200,000.00
102. Personal property	
103. Settlement Charges to Buyer (Line 1400)	2,608.00
104.	
105.	
Adjustments for items paid by Seller in advance	
106. Portland 04/13/13 to 07/01/13	624.69
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Buyer	203,232.69
200. Amounts Paid by or in Behalf of Buyer	
201. Deposit or earnest money	2,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by Seller	
210. Portland to	
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Buyer	2,000.00
300. Cash at Settlement from/to Buyer	
301. Gross amount due from Buyer (line 120)	203,232.69
302. Less amount paid by/for Buyer (line 220)	(2,000.00)
303. Cash ☒ **From** ☐ **To Buyer**	201,232.69

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	200,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by Seller in advance	
406. Portland 04/13/13 to 07/01/13	624.69
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	200,624.69
500. Reductions in Amount Due Seller:	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	8,650.00
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage to PHH Mortgage	51,636.95
505. Payoff Second Mortgage to Cumberland County FCU	11,522.61
506. Dep. retained ($2,000.00)	2,000.00
507.	
508.	
509.	
Adjustments for items unpaid by Seller	
510. Portland to	
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518. Water / Sewer to Portland Water District	18.43
519.	
520. Total Reduction Amount Due Seller	73,827.99
600. Cash at settlement to/from Seller	
601. Gross amount due to Seller (line 420)	200,624.69
602. Less reductions due Seller (line 520)	(73,827.99)
603. Cash ☒ **To** ☐ **From Seller**	126,796.70

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
William D. Flagg

Date: 06/03/13