



# A. Settlement Statement (HUD-1)

OMB Approved No. 2502-0265

## Final HUD

<b>B. Type of Loan</b>			7. File Number: 2015-4227	8. Loan Number: TBD	9. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins	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.		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins	6. <input type="checkbox"/> Other	D. NAME AND ADDRESS OF BORROWER: TRL, LLC 31 Main Street, Gorham, ME 04038		
E. NAME AND ADDRESS OF SELLER: Bank of America, N.A. 2505 W. Chandler Blvd., Chandler, AZ 85224			F. NAME AND ADDRESS OF LENDER: Lincoln Capital, LLC ISAQ/ATIMA 796 Forest Avenue, Portland ME 04103		
G. PROPERTY LOCATION: 10 Penwood Drive, Portland ME 04102			I. Settlement Date: 12/14/2015		
H. SETTLEMENT AGENT Two Lights Settlement Services, LLC 970 Baxter Blvd, Ste. 204, Portland ME 04103 (207) 761-7277 Place of Settlement 970 Baxter Blvd, Ste. 204, Portland ME 04103			Disbursement Date: 12/14/2015		


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	119,500.00	401. Contract sales price	119,500.00
102. Personal Property		402. Personal property	
103. Settlement charges to borrower (line 1400)	8,121.90	403.	
104. Construction Escrow - Lincoln Capital	45,613.31	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 12/14/2015 to 12/31/2015	159.79	406. City/town taxes 12/14/2015 to 12/31/2015	159.79
107. County Taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	173,395.00	420. Gross Amount Due To Seller	119,659.79
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money The Maine Real Estate Network	1,395.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	172,000.00	502. Settlement charges to seller (line 1400)	10,062.90
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Portland Water District	32.88
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
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	173,395.00	520. Total Reduction Amount Due Seller	10,095.78
300. Cash At Settlement From/To Borrower		600. Cash At Settlement From/To Seller	
301. Gross Amount due from borrower (line 120)	173,395.00	601. Gross Amount due to Seller (line 420)	119,659.79
302. Less amounts paid by/for borrower (line 220)	173,395.00	602. Less reductions in amount due seller (line 520)	10,095.78
303. CASH From BORROWER		603. CASH To SELLER	109,564.01

The Public Reporting Burden for this collection of information is estimated to average 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 currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to RESPA covered transaction with information during the settlement process.

Borrower TRL, LLC, By:  Lindsay Holden, Managing Member

Seller:  Jennifer Steves, Bank of America, N.A.

BANK OF AMERICA, N.A.

SELLER WILL NOT ENTERTAIN  
ADJUSTMENTS AFTER CLOSING.  
ALL FEES REFLECTED ON THIS  
APPROVED HUD ARE FINAL 

L. SETTLEMENT CHARGES				Paid From	Paid From
700. Total Real Estate Broker Fees				Borrower's	Seller's
Division of commission (line 700) as follows:				Funds at	Funds at
701. \$2,215.00 to The Maine Real Estate Network				Settlement	Settlement
702.	\$2,937.60 to Demetria's Team-The Real Estate Group				5,152.50
703.	Commission paid at settlement				
704.					
705.					
706.					
<b>800. Items Payable In connection with Loan</b>					
801.	Our Origination Charge	\$6,250.00	(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)	6,250.00	
804.	Processing Fee to Lincoln Capital, LLC		(from GFE #3)	495.00	
805.	Lender Draw Fee to Lincoln Capital, LLC		(from GFE #3)	500.00	
806.	Wire Fee to Lincoln Capital, LLC		(from GFE #3)	25.00	
807.			(from GFE #3)		
808.			(from GFE #3)		
<b>900. Items Required By Lender To Be Paid In Advance</b>					
901.	Daily interest charges	From 12/14/2015 To 12/31/2015	(from GFE #10)		
902.			(from GFE #3)		
903.			(from GFE #11)		
904.			(from GFE #11)		
<b>1000. Reserves Deposited With Lender</b>					
1001.	Initial deposit for your escrow account		(from GFE #9)		
1002.	Homeowner's insurance				
1003.	Mortgage insurance				
1004.	Property taxes	@ \$285.90/month			
1005.					
1006.					
1007.	Aggregate Adjustment	\$0.00			
<b>1100. Title Charges</b>					
1101.	Title services and lender's title insurance		(from GFE #4)	301.00	
1102.	Settlement or closing fee to Two Lights Settlement Services, LLC				
1103.	Owner's title insurance to First American Title Insurance Company		(from GFE #5)	200.00	
1104.	Lender's title insurance to First American Title Insurance Company	\$301.00			
1105.	Lender's title policy limit	\$172,000.00			
1106.	Owner's title policy limit	\$119,500.00			
1107.	Agent's portion of the total title insurance premium	\$350.70 to Two Lights Settlement Services, LLC			
1108.	Underwriter's portion of the total title insurance	\$150.30 to First American Title Insurance Company			
1109.	Buyers Choice Fee	to ServiceLink			890.00
1110.	Deed Preparation	to Rosenberg LPA			50.00
<b>1200. Government Recording and Transfer Charges</b>					
1201.	Government recording charges		(from GFE #7)	68.00	
1202.	Deed \$30.00 Mortgage \$50.00 Releases				
1203.	Transfer Taxes		(from GFE #8)	262.90	
1204.	City/County tax/stamps	Deed Mortgage			262.90
1205.	State tax/stamps	Deed \$525.80 Mortgage			
1206.	Electronic Recording Fee	to EPN \$8.00	from GFE #7		
<b>1300. Additional Settlement Charges</b>					
1301.	Required services that you can shop for		(from GFE #6)		2,000.00
1302.	Auction Fees-Buyers Premium	to Hudson and Marshall			587.50
1303.	Auction Vendor Fee	to Hudson and Marshall			135.00
1304.	Technology Fee	to Bank of America			1,175.00
1305.	Management Fee	to iServe			
1400.	<b>TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)</b>			8,121.80	10,062.90

Borrower TRL, LLC, By: Lindsay Holden, Managing Member

Joseph Stevas  
Seller Bank of America, N.A.

**BANK OF AMERICA, N.A.**

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: [Signature] Date: 12-14-15

**SELLER WILL NOT ENTERTAIN ADJUSTMENTS AFTER CLOSING. ALL FEES REFLECTED ON THIS APPROVED HUD ARE FINAL.**