

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development



OMB No. 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number SEMINAR	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 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 OF BORROWER: Jack T and Beatrice P. T

ADDRESS OF BORROWER: 20 L Drive, Gales Ferry, CT 06335

E. NAME OF SELLER: Patricia M

ADDRESS OF SELLER: 31 B Drive, Gales Ferry, CT 06335

F. NAME OF LENDER: Wells Fargo Bank N.A.

ADDRESS OF LENDER:

G. PROPERTY LOCATION: 31 B Drive  
Gales Ferry, CT 06335

H. SETTLEMENT AGENT: LAW OFFICE OF CHRIS ALBANESE, LLC  
23 OVERLOOK ROAD, GALES FERRY, CT 06335-1028

PLACE OF SETTLEMENT: 23 OVERLOOK ROAD, GALES FERRY, CT 06335-1028

I. SETTLEMENT DATE: 1/24/2002

## 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	275,000.00	401. Contract sales price	275,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	6,784.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 1/24/2002 to 6/30/2002	1,544.03	406. City/town taxes 1/24/2002 to 6/30/2002	1,544.03
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109. Fuel oil adjustment to	245.88	409. Fuel oil adjustment to	245.88
110. District taxes to		410. District taxes to	
111. Sewer use taxes to		411. Sewer use taxes to	
112. Fire district taxes to		412. Fire district taxes to	
120. GROSS AMOUNT DUE FROM BORROWER	<b>283,574.41</b>	420. GROSS AMOUNT DUE TO SELLER	<b>276,789.91</b>
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	175,000.00	502. Settlement charges to seller (line 1400)	19,780.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	123,777.88
205.		Fleet Mortgage Corp.	
206. Principal amount of seller financing		505. Payoff of second mortgage loan	
207. Seller closing cost credit	3,000.00	506. Principal amount of seller financing	
208.		507. Seller closing cost credit	3,000.00
209.		508.	
209a		509.	
209b		509a	
Adjustments for items unpaid by seller		509b Deposit Directly to Seller	1,000.00
210. City/town taxes to		Adjustments for items unpaid by seller	
211. County taxes to		510. City/town taxes to	
212. Assessments to		511. County taxes to	
213.		512. Assessments to	
214.		513.	
215.		514.	
216.		515.	
217.		516.	
218.		517.	
219.		518.	
220. TOTAL AMOUNTS PAID BY OR IN BEHALF OF BORROWER	<b>179,000.00</b>	519.	
		520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER	<b>147,558.38</b>
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Gross amount due from borrower (line 120)	283,574.41	601. Gross amount due to seller (line 420)	276,789.91
302. Less amounts paid by/for borrower (line 220)	179,000.00	602. Less reductions in amount due seller (line 520)	147,558.38
303. CASH <input checked="" type="checkbox"/> From <input type="checkbox"/> To BORROWER	<b>104,574.41</b>	603. CASH <input checked="" type="checkbox"/> To <input type="checkbox"/> From SELLER	<b>129,231.53</b>

<b>L. Settlement Charges</b>					
700. TOTAL SALES/BROKER'S COM. based on price	272,000.00	@ 6.00 % =	16,320.00	Paid From	Paid From
Division of Commission (line 700) as follows:				Borrower's	Seller's
701.	8,160.00	to Town & Country Properties		Funds At	Funds At
702.	8,160.00	to Re/Max Realty Group		Settlement	Settlement
703. Commission paid at Settlement					16,320.00
704.		to			
<b>800. Items Payable In Connection With Loan</b>					
801. Loan Origination Fee	2.00 %	to GMAC Mortgage, Corp.		3,500.00	
802. Loan Discount	%	to			
803. Appraisal Fee		to Appraisal Assoc. <POC \$275.00>			
804. Credit Report		to GMAC Mortgage, Corp.		49.00	
805. Lender's Inspection Fee		to			
806. Mortgage Insurance Application Fee		to			
807.		to			
808.		to			
809.		to			
810.		to			
811.		to			
812.		to			
813.		to			
814.		to			
815.		to			
<b>900. Items Required By Lender To Be Paid In Advance</b>					
901. Interest from	to 3/1/2002	@ 25.87 /day			
902. Mortgage Insurance Premium for	months to				
903. Hazard Insurance Premium for	1 years	to Grover Insurnace		*P.O.C.*	
904.	years	to			
905.	years	to			
<b>1000. Reserves Deposited With Lender</b>					
1001. Hazard insurance	3 months@	53.00 per month		159.00	
1002. Mortgage insurance	months@	per month			
1003. City property taxes	4 months@	355.00 per month		1,420.00	
1004. County property taxes	months@	per month			
1005. Annual assessments	months@	per month			
1006.	months@	per month			
1007.	months@	per month			
1008.	months@	per month			
1009. Aggregate Accounting Adjustment				(99.50)	
<b>1100. Title Charges</b>					
1101. Settlement or closing fee		to Law Office of Chris Albanese, LLC		525.00	
1102. Abstract or title search		to FNTIC			
1103. Title examination		to			
1104. Title insurance binder		to			
1105. Document preparation		to			
1106. Notary fees		to			
1107. Attorney's fees		to			
(includes above items numbers: 1101, 1103)					
1108. Title insurance		to Fidelity National Title Insurance Co.		1,073.00	
(includes above items numbers:					
1109. Lender's Coverage:	686.00	INS AMT: 175,000.00			
1110. Owner's Coverage:	387.00	INS AMT: 275,000.00			
1110a Premium Breakout: Agent: \$644.00 Underwriter: \$429.00					
1111. Seller Attorney Fee		to Law Office of Chris Albanese, LLC			425.00
1112.		to			
1113. Review title for insurability, clear underwriting objections, issue title policy & conduct closing					
<b>1200. Government Recording and Transfer Charges</b>					
1201. Recording Fees: Deed \$25.00; L-Mortgage(s) \$133.00; S-Mortgage(s) ; Releases				158.00	
1202. City/county tax/stamps: Deed \$1,375.00; L-Mortgage(s) ; S-Mortgage(s)					1,375.00
1203. State tax/stamps: Deed \$1,375.00; L-Mortgage(s) ; S-Mortgage(s)					1,375.00
1204.					
1205.					
<b>1300. Additional Settlement Charges</b>					
1301. CGS 49-10b notification fee		to			20.00
1302. FedEx/wire fees		to Law Office of Chris Albanese, LLC			17.50
1303. Release Tracking System Fee		to SMS			48.00
1304. Water escrow		to			200.00
1305.		to			
1306.		to			
1307.		to			
1308.		to			
1309.		to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, SectionK)				<b>6,784.50</b>	<b>19,780.50</b>

**CERTIFICATION**

DATE: 1/24/2002

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.

\_\_\_\_\_  
Jack T Borrower Patricia M Seller

\_\_\_\_\_  
Beatrice P. T Borrower Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.  
LAW OFFICE OF CHRIS ALBANESE, LLC

Settlement Agent

1/24/2002 Date

**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.

**SEMINAR**