

A. Settlement Statement

B. Type of Loan

1 FHA 2 FmHA 3 Conv. Unins. 4 VA 5 Conv. ins.

6. File Number: _____ 7. Loan Number: _____ 8. Mortgage Ins. Case No.: _____

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 Borrower:
John Walker & Ginger Walker,

E. Name and Address of Seller:
Fred Flinstone & Wilma Flinstone,

F. Name and Address of Lender:
Best Mortgage Company
1 Broad Road
Wakefield, Massachusetts, 01880

G. Property Location:
1 Main Street
Danvers, MA 01923

H. Settlement Agent: Closing Attorney
Place of Settlement:
City/Cnty of Settlement: _____ **September 30, 2008**

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	\$395,000.00		401. Contract sales price	\$395,000.00	
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400)	\$5,598.76		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 9/30/2008 to 10/1/2008	\$8.22		406. City/town taxes 9/30/2008 to 10/1/2008	\$8.22	
107. County taxes to			407. County taxes to		
108. Assessments to			408. Assessments to		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. Gross Amount Due From Borrower	\$400,606.98		420. Gross Amount Due To Seller	\$395,008.22	
200. Amounts Paid By Or In Behalf Of Borrower			500. Reductions In Amount Due To Seller		
201. Deposit or earnest money	\$19,750.00		501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)	\$316,000.00		502. Settlement charges to seller (line 1400)	\$21,876.20	
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff 1 XYZ Bank	\$210,545.50	
205.			505. Payoff 2		
206.			506. to		
207.			507. Final Electric to Town of Danvers	\$50.00	
208.			508. Final Water to Town of Danvers	\$150.00	
209. Closing Cost Credit from Seller	\$5,000.00		509. Closing Cost Credit to Buyer	\$5,000.00	
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/town taxes to			510. City/town taxes 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.		
219.			519.		
220. Total Paid By/For Borrower	\$340,750.00		520. Total Reduction Amount Due Seller	\$237,621.70	
300. Cash At Settlement From/To Borrower			600. Cash At Settlement To/From Seller		
301. Gross amount due from borrower (line 120)	\$400,606.98		601. Gross amount due to seller (line 420)	\$395,008.22	
302. Less amount paid by/for borrower (line 220)	(\$340,750.00)		602. Less amount paid by/for seller (line 520)	(\$237,621.70)	
303. CASH <input checked="" type="radio"/> FROM <input type="radio"/> TO BORROWER:	\$59,856.98		603. CASH <input checked="" type="radio"/> TO <input type="radio"/> FROM SELLER:	\$157,386.52	

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E,G,H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110. Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide [see box H] with your correct taxpayer identification number. If you do not provide [see box H] with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury. I certify that the number shown on this statement is my correct taxpayer identification number.

Seller's Signature

Settlement Charges				Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
700. Total Sales/Broker's Commission based on price	\$395,000.00	@	5 % =	\$19,750.00	
Division of Commission (line 700) as follows:					
701.	\$9,875.00	to	Listing Agent Real Estate Company		
702.	\$9,875.00	to	Buyer Agent Real Estate Company		
703. Commission paid at Settlement					\$19,750.00
704.					
800. Items Payable in Connection With Loan					
801. Loan Origination fee	%		POC:		
802. Loan Discount	%		POC:		
803. Appraisal Fee		to	Best Mortgage Company	POC:	\$350.00
804. Credit Report Fee		to		POC:	\$9.75
805.		to		POC:	
806.		to		POC:	
807.		to		POC:	
808. Tax Servicing Fee		to	Best Mortgage Company	POC:	\$75.00
809. Life of Loan Flood Determination Fee		to	Best Mortgage Company	POC:	\$7.00
810.		to		POC:	
811. Underwriting Fee		to	Best Mortgage Company	POC:	\$395.00
812.		to		POC:	
813. MERS Registration Fee		to		POC:	\$4.95
814.		to		POC:	
815.		to		POC:	\$0.00
900. Items Required By Lender To Be Paid In Advance					
901. Interest from	9/30/2008	to	10/1/2008 @	57.0556 / day 1	Days
902. Mortgage insurance premium for		mo. to			\$57.06
903. Flood insurance premium for	1	yrs. to	We Pay Insurance Company	\$1,200.00 POC	
904. Flood insurance		yrs. to			
905.					
1000. Reserves Deposited With Lender					
1001. Hazard insurance	3	months @	\$100.00	per month	\$300.00
1002. Mortgage insurance		months @		per month	
1003. City property taxes	5	months @	\$250.00	per month	\$1,250.00
1007.		months @		per month	\$0.00
1008. Aggregate Accounting Adjustment					
1100. Title Charges					
1101. Settlement or closing fee to					
1102. Abstract or title search to			Title Abstract Company		\$195.00
1103. Title examination to					
1104. Title insurance binder to					
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to			Closing Attorney		\$600.00
<i>(includes above items Numbers:)</i>					
1108. Title insurance to			Real Property Title Insurance Company		\$1,755.00
<i>Includes the above items numbers:)</i>					
1109. Lender's coverage	\$316,000.00	L Prem:	\$790.00	Endorsement	\$0.00
1110. Owner's coverage	\$395,000.00	O Prem:	\$965.00		
1111.		to			
1112.		to			
1113. Title ins. Commission to Title Agent	\$1,228.50	to			
1200. Government Recording and Transfer Charges					
1201. Recording fees:	Deed	\$125.00	; Mortgage	\$175.00	; Releases
1202. City/county tax/stamps:	Deed		; Mortgage		
1203. State tax/stamps:	Deed	\$1,801.20	; Mortgage		\$1,801.20
1204.		to			
1205. Record Municipal Lien Certificate		to			\$65.00
1300. Additional Settlement Charges					
1301. Survey to			Precise Survey Company		\$150.00
1302. Pest inspection to					
1303. Obtain Municipal Lien Certificate		to	Town of Danvers		\$25.00
1304. Overnight Mail Service/Courier Fee		to	Closing Attorney		\$60.00
1305.		to			\$25.00
1306. Prepare Deed		to	Closing Attorney		\$150.00
1307. Discharge Tracking Fee		to	Closing Attorney		\$75.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502 Section K)					\$5,598.76
					\$21,876.20

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.

Borrowers	Sellers
John Walker	Fred Flinstone
Ginger Walker	Wilma Flinstone

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 _____ Date September 30, 2008