

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

B. Type of Loan			7. Loan Number	8. Mortgage Insurance Case No.
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.		
4. <input type="checkbox"/> DVA	5. <input checked="" 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 of closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower John Doe Mary Roe	E. Name and Address of Seller Kent D. Allen Kelli J. Allem 1234 Anywhere St Andover, MN	F. Name of Lender I Wanta Mortgage
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G. Property Location 3828 Quincy St NE Columbia Heights, MN 55421	H. Settlement Agent Ima Closer Place of Settlement 5678 Main St NW Coon Rapids	I. Settlement Date February 28, 2002
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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			401.	Contract sales price		88,500.00
102.	Personal Property			402.	Personal property		0.00
103.	Settlement Charges to Borrower (Line 1400)			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	to 02/28/02		406.	City/Town Taxes	01/01/02 to 02/28/02	
107.	County Taxes	to 02/28/02		407.	County Taxes	01/01/02 to 02/28/02	
108.	Prorated Assoc.Dues	to 02/28/02		408.	Assoc.Dues	to	
109.	Assessments	to 02/28/02		409.	Assessments	to	
110.				410.			
111.				411.			
112.				412.			
120.	GROSS AMOUNT DUE FROM BORROWER			420.	GROSS AMOUNT DUE TO SELLER		
							88,500.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:				500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201.	Deposit or Earnest Money			501.	Excess deposit (See Instructions)		
202.	Principal Amount of New Loan(s)			502.	Settlement charges to seller Line 1400)		7,235.05
203.	Existing Loan(s) Taken Subject to			503.	Existing loan (s) taken subject to		
204.	Application Fee Credit			504.	Payoff of 1st. mortgage to:	none	
205.				505.	Payoff of second mortgage	none	
206.				506.	Deposit or earnest money		
207.				507.	Levied assessment		154.43
208.				508.	Certified assessment		265.80
209.				509.			
Adjustments For Items Unpaid by Seller				Adjustments For Items Unpaid by Seller			
210.	City / Town Taxes	00/00/00 to 02/28/02		510.	City / Town Taxes	to	
211.	County taxes	00/00/00 to 02/28/02		511.	County taxes	01/01/02 to 02/28/02	108.84
212.	Assessments	00/00/00 to 02/28/02		512.	Assessments	to	
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220.	TOTAL PAID BY / FOR BORROWER			520.	TOTAL REDUCTION AMOUNT DUE SELLER		
							7,764.12
300. CASH AT SETTLEMENT FROM/TO BORROWER				600. CASH AT SETTLEMENT TO/FROM SELLER			
301.	Gross amount due from borrower (line 120)			601.	Gross Amount Due To Seller (line 420)		
							88,500.00
302.	Less amounts paid by/for borrower (line 220)			602.	Less reductions in amount due seller (line 520)		
							7,764.12
303.	CASH	<input type="checkbox"/> FROM	<input type="checkbox"/> TO BORROWER	603.	CASH	<input type="checkbox"/> FROM	<input type="checkbox"/> TO SELLER
							80,735.88

L. SETTLEMENT CHARGES										
700.	TOTAL COMMISSION Based on Price		\$	88,500.00	@	7.00%	\$	6,195.00		
	Division of Commission (Line 700) as Follows:		% to List. Co.	?		% to Sell. Co.	?			
701.	\$	#VALUE!	to	RE/MAX Real Estate Properties		Less Deposit Retained	\$	\$1,000.00		
702.	\$	#VALUE!	to	Edina Realty						
703.	Commission Paid at Settlement									6,195.00
704.	Buyer Commission		to	Edina Realty		% Fr. Buyer	?			
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN									5
801.	Loan Origination Fee	?	to	I Wanta Mortgage						
802.	Loan Discount	?	to	I Wanta Mortgage						
803.	Appraisal Fee		to	?		POC	\$	0.00		
804.	Credit Report Fee		to	I Wanta Mortgage		POC	\$	0.00		
805.	Lender's Inspection Fee		to	I Wanta Mortgage						
806.	Mortgage Insurance Application Fee		to	I Wanta Mortgage						
807.	Flood Certification Fee		to	I Wanta Mortgage						
808.	Processing Fee		to	I Wanta Mortgage						
809.	Underwriting Fee		to	I Wanta Mortgage						
810.	Document Prep Fee		to	I Wanta Mortgage						
811.	Mortgage Broker Fee		to	I Wanta Mortgage		POC	\$	0.00		
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE									
901.	Interest From	02/28/02	to	?	@	\$	19.24	per day	?	day(s)
902.	Mortgage Insurance Premium	?	year		@			POC	\$?
903.	Hazard Insurance Premium	?	year		@			POC	\$?
904.	Flood Insurance Premium	?	year		@			POC	\$?
905.										
1000.	RESERVES DEPOSITED WITH LENDER									
1001.	Hazard Insurance		months		@	\$	0.00	per month		
1002.	Mortgage Insurance		months		@	\$	0.00	per month		
1003.	City / Town Taxes		months		@	\$	0.00	per month		
1004.	County Taxes		months		@	\$	57.08	per month		
1005.	Assessments		months		@	\$	0.00	per month		
1006.	Flood Insurance		months		@	\$	0.00	per month		
1007.	Aggregate adjustment		months		@	\$	0.00	per month		
1100.	TITLE CHARGES									
1101.	Settlement Fee		to	Ima Closer						275.00
1102.	Title Search / Abstracting		to	Progressive Title						269.00
1103.	Title Examination		to	Ima Closer						
1104.	Title Insurance Binder		to	Ima Closer						
1105.	Document Preparation		to	Ima Closer						
1106.	Notary Fees		to	N/A						
1107.	Closing Fee Seller		to	Progressive Title						
	<i>(Includes above item numbers:)</i>									
1108.	Title Insurance		to	Ima Closer						
	<i>(Includes above item numbers:)</i>									
1109.	Lender's Coverage		Mortgage Amt.	\$87,797.00		\$	0.00			
1110.	Owner's Coverage		Sale Price	\$88,500.00		\$	0.00			
1111.	Plat Drawing		to	Ima Closer						
1112.	Name Search		to	Ima Closer						
1113.	Assessment Search		to	Ima Closer						30.00
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES									
1201.	Recording Fees	Deed	\$?	Mortgage	\$?	Releases	\$	0.00
1202.	City / County Tax / Stamps	Deed	\$	0.00	Mortgage	\$?			
1203.	State Tax / Stamps	Deed	\$	292.05	Mortgage	\$	201.93			292.05
1204.	Conservation Fee		to	Anoka County Recorder						5.00
1205.	Record Well Certificate		to	Anoka County Recorder						
1206.	Record Assignment Mtg.		to	Anoka County Recorder						
1207.	Other:		to	Anoka County Recorder						
1300.	ADDITIONAL SETTLEMENT CHARGES									
1301.	Survey		to	N/A						
1302.	Pest Inspection		to	N/A						
1303.	Courier Fees		to	Ima Closer						
1304.	Recording Service Fees		to	Ima Closer						
1305.	Broker Retained Compliance Fee		to	RE/MAX Real Estate Properties						169.00
1306.			to							
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)									7,235.05
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.										
Borrower _____					Seller _____					
John Doe					Kent D. Allen					
Borrower _____					Seller _____					
Mary Roe					Kelli J. Allen					
To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the Settlement Agent.										
Closer _____										
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 or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.										