

<b>A.</b> <b>U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT</b> <b>SETTLEMENT STATEMENT</b>	<b>B. TYPE OF LOAN:</b>				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 123456			7. LOAN NUMBER: 88859642581	
	8. MORTGAGE INS 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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

1.0 3/98 (09-04010UT.PFD/09-04010UT/21)

<b>D. NAME AND ADDRESS OF BORROWER:</b> Mr. Buyer	<b>E. NAME AND ADDRESS OF SELLER:</b> Mr. Seller and Mrs. Seller	<b>F. NAME AND ADDRESS OF LENDER:</b> Mortgage & Financial
<b>G. PROPERTY LOCATION:</b> 1234567 Lyndale Ave S Richfield, MN 55423 Hennepin County, Minnesota	<b>H. SETTLEMENT AGENT:</b> Urban Title  <b>PLACE OF SETTLEMENT</b> 7400 Metro Blvd #270 Edina, MN 55439	<b>I. SETTLEMENT DATE:</b> April 23, 2009

J. SUMMARY OF BORROWER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>	
101. Contract Sales Price	106,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	2,007.96
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes 04/23/09 to 07/01/09	390.28
108. Assessments to	
109.	
110.	
111.	
112.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>	<b>108,398.24</b>
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>	
201. Deposit or earnest money	1,000.00
202. Principal Amount of New Loan(s)	104,080.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. TOTAL PAID BY/FOR BORROWER</b>	<b>105,080.00</b>
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>	
301. Gross Amount Due From Borrower (Line 120)	108,398.24
302. Less Amount Paid By/For Borrower (Line 220)	( 105,080.00)
<b>303. CASH ( X FROM ) ( TO ) BORROWER</b>	<b>3,318.24</b>

K. SUMMARY OF SELLER'S TRANSACTION	
<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
401. Contract Sales Price	106,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes 04/23/09 to 07/01/09	390.28
408. Assessments to	
409.	
410.	
411.	
412.	
<b>420. GROSS AMOUNT DUE TO SELLER</b>	<b>106,390.28</b>
<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	14,200.19
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage to InterBank FSB	90,600.09
505. Payoff Second Mortgage	
506. Deposit retained by broker	1,000.00
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517. pay water bill to City of Richfield	100.00
518. pay lock replacement to Locksmith	490.00
519.	
<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	<b>106,390.28</b>
<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
601. Gross Amount Due To Seller (Line 420)	106,390.28
602. Less Reductions Due Seller (Line 520)	( 106,390.28)
<b>603. CASH ( TO ) ( FROM ) SELLER</b>	<b>0.00</b>

**L. SETTLEMENT CHARGES**

<b>700. TOTAL COMMISSION Based on Price</b>	\$ 106,000.00 @ 6.0000 %	6,360.00							
<i>Division of Commission (line 700) as Follows:</i>									
701. \$ 6,360.00	to Coldwell Banker Burnet			Less Deposit Retained	1,000.00				
702. \$	to Realty Executives Results								
703. Commission Paid at Settlement									5,360.00
704. compliance fee	to Realty Executives Results								*seller paid* 400.00
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>									
801. Loan Origination Fee	1.0000 %	to Mortgage & Financial							*seller paid* 1,022.90
802. Loan Discount	%	to							
803. Appraisal Fee		to Mortgage & Financial							*seller paid* 450.00
804. Credit Report		to Mortgage & Financial							*seller paid* 13.00
805. Undewriting Fee		to Mortgage & Financial							*seller paid* 795.00
806. Processing Fee		to							
807. Tax Service Fee		to							
808. Flood Cert Fee									
809. Admin Fee									
810. Inspection Fee		to Mortgage & Financial							*seller paid* 100.00
811. VOD		to Mortgage & Financial							*seller paid* 50.00
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>									
901. Interest From 04/23/09	to 05/01/09 @ \$ 13.901100/day	( 8 days %)							*seller paid* 111.21
902. Mortgage Insurance Premium for	months to Mortgage & Financial							1,790.08	
903. Hazard Insurance Premium for	1.0 years to Farmers Insurance								*seller paid* 1,589.52
904.									
905. pay 1st half 2009 taxes	to Hennepin County Trsr								1,023.79
<b>1000. RESERVES DEPOSITED WITH LENDER</b>									
1001. Hazard Insurance	3.000	months @ \$ 132.46	per month						397.38
1002. Mortgage Insurance	0.000	months @ \$ 46.88	per month						
1003. City/Town Taxes		months @ \$	per month						
1004. County Taxes	3.000	months @ \$ 169.03	per month						507.09
1005. Assessments		months @ \$	per month						
1006.		months @ \$	per month						
1007.		months @ \$	per month						
1008. Aggregate Adjustment		months @ \$	per month						-301.49
<b>1100. TITLE CHARGES</b>									
1101. Settlement/Closing Service Fee		to Provident Title							485.00
1102. Title Search Service Fee		to Urban Title							225.00
1103. Title Examination Service Fee		to Urban Title							175.00
1104. Wire Service Fee		to Urban Title							*seller paid* 30 60.00
1105. Document Prep Service Fee		to							
1106. Settlement/Closing Service Fee		to Urban Title							*seller paid* 295.00
1107. Name Search Service Fee		to Urban Title							*seller paid* 50.00
<i>(includes above item numbers: )</i>									
1108. Title Insurance		to Ticor Title Insurance Company							*seller paid* 511.48
<i>(includes above item numbers: )</i>									
1109. Lender's Coverage	\$ 104,080.00				346.50				
1110. Owner's Coverage	\$ 106,000.00				164.98				
1111. Endorsement Fee									
1112. Plat Drawing Service Fee		to Urban Title							*seller paid* 60.00
1113. Assessment Search Service Fee		to Urban Title							45.00
1114. Courier Service Fee		to Urban Title							*seller paid* \$90 120.00
1115. record svc fee		to Urban Title							*seller paid* \$60 90.00
1116.									
1117.									
1118. courier fee		to Provident Title							25.00
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>									
1201. Recording Fees: Deed \$ 46.00; Mortgage \$ 46.00;				Releases \$ 46.00	*seller paid* \$92				138.00
1202. City/County Tax/Stamps: Deed				; Mortgage	249.78			212.88	*seller paid* \$36.91 36.91
1203. State Tax/Stamps: Deed				360.40; Mortgage					360.40
1204.									
1205. Conservation Fee		to Hennepin County Recorder						5.00	5.00
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>									
1301. Survey		to							
1302. Pest Inspection		to							
1303.									
1304.									
1305.									
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>								2,007.96	14,200.19

Certified to be a true copy.

**ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT**

**Borrower:** Mr. Buyer  
**Seller:** Mr. Seller and Mrs. Seller  
**Lender:** River City Mortgage & Financia  
**Settlement Agent:** Urban Title  
**Place of Settlement:** 7400 Metro Blvd #270  
Edina, MN 55439  
**Settlement Date:** April 23, 2009  
**Property Location:** 1234567 Lyndale Ave S  
Richfield, MN 55423  
Hennepin County, Minnesota  
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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.

\_\_\_\_\_  
Mr. Buyer

\_\_\_\_\_  
Mr. Seller

\_\_\_\_\_  
Mrs. Seller

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 undersigned as part of the settlement of this transaction.

\_\_\_\_\_  
Urban Title  
Settlement Agent

**WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.**