

The purpose of the HUD-1 Settlement Statement is to provide an accounting of all debits, credits, fees and charges in connection with the closing of a real estate transaction. However, we realize sorting through all of the details can be an overwhelming process, and we hope this will help provide a more clear picture of this form.

Should you have more questions or would like one of our Escrow Closing Team members to review your specific HUD-1 Settlement Statement feel free to contact us. Please have your Rainier Title & Escrow Order number available when you call for easier reference.

**A. Settlement Statement (HUD-1)**

<b>B. Type of Loan</b>		<b>6. File Number:</b> 500199		<b>7. Loan Number:</b>		<b>8. Mortgage Insurance Case Number:</b>	
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> VA	3. <input type="checkbox"/> FHS	4. <input type="checkbox"/> Conv. Ins.	5. <input type="checkbox"/> Conv. Unins.			
<b>C. Note:</b> This form is furnished to all parties to the transaction to show hereafter for information.				<b>Buyer/Borrower Information:</b>		<b>Seller Information:</b>	
<b>D. Name &amp; Address of Borrower:</b> HOMER JAY SIMPSON and MARJORIE BOUVER SIMPSON 742 EVERGREEN TERRACE SPRINGFIELD, MI 48309				<b>E. Name &amp; Address of Seller:</b> HANK RUTHERFORD HILL and MARGARET PLATTER HILL 5555 TEST STREET KENT, WA 98032		<b>F. Name &amp; Address of Lender:</b> GOLF SAVINGS BANK - FEDERAL WAY 3395 1ST WAY S, STE 114 FEDERAL WAY, WA 98003	
<b>G. Property Location:</b> 1234 ARLEN TEXAS STREET COURT B KENT, WA 98032 (KING) (111111-5555-00)				<b>H. Property Address:</b> RAINIER TITLE, LLC - KENT 841 CENTRAL AVENUE N, SUITE C-215, KENT, WA 98032 (253) 215-0240		<b>I. Settlement Date:</b> Anticipated closing date.	
<b>J. Summary of Borrower's Transaction</b>				<b>K. Summary of Seller's Transaction</b>			

<b>L. Settlement Charges</b>		Paid From Borrower's Escrow	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>			
Division of Commission (line 700) as follows:			
701			
702			
703	Commission paid at Settlement		
704			
<b>800. Items Payable in Connection With Loan</b>			
801	Our origination charge	(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 #3)	
804	Appraisal Fee	(from GFE #4)	
805	Credit Report	(from GFE #5)	
806	The service to Golf Savings Bank - Federal Way	(from GFE #6)	
807	Flood Certification to Golf Savings Bank - Federal Way	(from GFE #6)	
<b>900. Items Required by Lender To Be Paid in Advance</b>			
901	Interest	(from GFE #10)	
902	Mortgage Insurance Premium	(from GFE #8)	
903	Homeowner's insurance	(from GFE #11)	
<b>1000. Seller's Escrow Account</b>			
1001	Seller's escrow account		
1002	Homeowner's insurance amounts @ per month		
1003	Mortgage insurance months @ per month		
1004	Property taxes months @ \$ per month		
1007	Aggregate Adjustment		
<b>1100. Title Charges</b>			
1101	Title services and lender's title insurance	(from GFE #4)	
1102	Settlement or closing fee to Rainier Title, LLC - Kent		
1103	Owner's title insurance to	(from GFE #5)	
1104	Lender's title insurance to		
1105	Lender's title policy limit		
1106	Owner's title policy limit		
1107	Agent's portion of the total title insurance premium to Rainier Title, LLC		
1108	Lender's portion of the total title insurance premium to Stewart Title Guaranty Company		
1109	Reconveyance Fee		
<b>1200. Government Recording and Transfer Charges</b>			
1201	Government recording charges	(from GFE #7)	
1202	Deed & Mortgage \$ per Yes \$		
1203	Transfer taxes		
1204	City/County tax/stamps - Deed & Mortgage \$		
1205	State tax/stamps - Deed & Mortgage \$		
1206	Excise Technology Fee to King County		
<b>1300. Additional Settlement Charges</b>			
1301	Required services that you can't bill	(from GFE #9)	
1400	Total Settlement Charges (enter 0 if \$0.00)		\$ 0.00

<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
101	Contract sales price	401	Contract sales price
102	Personal Property	402	Personal Property
103	Settlement Charges to Borrower (line 1400)	403	Escrow loan taken subject to
104		404	Payoff of first mortgage loan
105		405	Payoff of second mortgage loan
<b>106. Amounts paid by seller in advance</b>		<b>406. Reductions in Amount Due To Seller</b>	
107	Down payment	407	Excess deposit (see instructions)
108	Assessments	408	Settlement Charges to Seller (line 1400)
109		409	Payoff of second mortgage loan
110		410	
111		411	
112		412	
<b>120. Gross Amount Due From Borrower</b>		<b>500. Gross Amount Due To Seller</b>	
201	Deposit or Earnest Money	501	Excess deposit (see instructions)
202	Principal amount of new loan	502	Settlement Charges to Seller (line 1400)
203	Existing loan taken subject to	503	Escrow loan taken subject to
204		504	Payoff of first mortgage loan
205		505	Payoff of second mortgage loan
206		506	
207		507	
208		508	
209		509	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items paid by seller</b>	
210	City/County tax/stamps - Deed & Mortgage \$	510	City/County tax/stamps - Deed & Mortgage \$
211	County tax/stamps - Deed & Mortgage \$	511	County tax/stamps - Deed & Mortgage \$
212	Assessments	512	Assessments
213		513	
214		514	
215		515	
216		516	
217		517	
218		518	
219		519	
<b>220. Total Paid By/For Borrower</b>		<b>520. Total Reduction Amount Due Seller</b>	
<b>300. Cash At Settlement From To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301	Gross Amount Due From Borrower (line 120)	601	Gross Amount Due To Seller (line 420)
302	Less Amounts Paid By/For Borrower (line 220)	602	Less Deduction in Amt. Due To Seller (line 520)
303	Cash From To Borrower	603	Cash To From Seller
	\$ 0.00		\$ 0.00

Amount necessary from Buyer for closing or refund to Buyer at closing.

Seller Proceeds or amount necessary from Seller for closing.

**BUYERS**

HOMER JAY SIMPSON

MARGARET BOUVER SIMPSON

**SELLERS**

HANK RUTHERFORD HILL

MARGARET PLATTER HILL

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have checked or will cause the facts to be checked in accordance with this statement.