



A. Settlement Statement (HUD-1)

B. Type of Loan			6. File Number: IT12-1876	7. Loan Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. UnIns.	FHA Case Number:	8. Mortgage Insurance Case Number: N/A
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 & Address of Borrower: [REDACTED] 1 Second Street Jersey city, NJ 07302			E. Name & Address of Seller: [REDACTED] Bernards Township, NJ	
G. Property Location: [REDACTED] Bernards Township, NJ 07920			F. Name & Address of Lender: Charles Schwab Bank, it's successor and assigns, as their interests may appear 1 Mortgage Way Mount Laurel, NJ 08054	
			I. Settlement Date: 03/27/2012	
			H. Settlement Agent: Jeffrey H. Ward, Esq. Place of Settlement: 2 Village Ct., Hazlet, NJ	
			Disbursement Date: 03/27/2012	

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	\$1,325,000.00	401. Contract sales price	\$1,325,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$8,948.89	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 3/27/2012 to 3/31/2012	\$235.28	406. City/town taxes to 3/27/2012 to 3/31/2012	\$235.28
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	\$1,334,184.17	420. Gross Amount Due to Seller	\$1,325,235.28
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$132,500.00	501. Excess deposit (see instructions)	\$132,500.00
202. Principal amount of new loan(s)	\$999,999.00	502. Settlement charges to seller (line 1400)	\$79,832.50
203. Existing loan(s) taken subject to		503. Existing loan(s) 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.	
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. Repair Credit	\$1,000.00	514. Repair Credit	\$1,000.00
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$1,133,499.00	520. Total Reduction Amount Due Seller	\$213,332.50
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller:	
301. Gross amount due from borrower (line 120)	\$1,334,184.17	601. Gross amount due to seller (line 420)	\$1,325,235.28
302. Less amounts paid by/for borrower (line 220)	\$1,133,499.00	602. Less reduction in amount due seller (line 520)	\$213,332.50
303. Cash <input checked="" type="checkbox"/> from <input type="checkbox"/> to Borrower	\$200,685.17	603. Cash <input checked="" type="checkbox"/> to <input type="checkbox"/> from Seller	\$1,111,902.78

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

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. WARNING: It is a crime to knowingly make false statements to the 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.

L. SETTLEMENT CHARGES

700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:			
701. \$33,100.00 to: Realmart Realty - credit to buyer 19850.00			
702. \$33,150.00 to: Coldwell Banker			
703. Commission paid at Settlement			\$66,250.00
704. Realtor Credit to Buyer		(\$19,850.00)	
705.			
800. Items Payable in Connection with Loan			
801. Our origination charge \$425.00	(fromGFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(fromGFE #2)		
803. Your adjusted origination charges	(fromGFE A)	\$425.00	
804. Appraisal fee to Stars	(fromGFE #3)	\$790.00	
805. Credit report to CBC Innovis, Inc.	(fromGFE #3)	\$10.47	
806. Tax service to	(fromGFE #3)		
807. Flood certification	(fromGFE #3)		
808.	(fromGFE #3)		
809.	(fromGFE #3)		
810.	(fromGFE #3)		
811.	(fromGFE #3)		
900. Items Required by Lender to Be Paid in Advance			
901. Daily interest charges 3/27/2012 to 4/1/2012 @ \$105.3300 / day 5 days	(fromGFE #10)	\$526.65	
902. Mortgage insurance premium	(fromGFE #3)		
903. Homeowner's insurance for 1 years to	(fromGFE #11)	\$1,230.80	
904. 2nd quarter 2012 taxes Bernards Townsp	(fromGFE #11)	\$5,008.47	
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(fromGFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment			
1100. Title Charges			
1101. Title services and lender's title insurance	(fromGFE #4)	\$4,788.00	
1102. Settlement or closing fee	\$150.00		
1103. Owner's title insurance	(fromGFE #5)	\$1,059.00	
1104. Lender's title insurance	\$4,211.00		
1105. Lender's title policy limit \$	\$999,999.00		
1106. Owner's title policy limit \$	\$1,325,000.00		
1107. Agent's portion of the total title insurance premium	\$4,452.00		
1108. Underwriter's portion of the total title insurance premium	\$793.00		
1109. Title Services	\$427.00		
1110. Attorney fee & costs to Jeffrey Ward, Esq. 850 fee 50 costs		\$875.00	
1111.			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(fromGFE #7)	\$356.00	
1202. Deed \$103.00 Mortgage \$253.00 Releases \$75.00			\$75.00
1203. Transfer taxes	(fromGFE #8)	\$13,250.00	
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. State tax/stamps Deed \$ Mortgage \$			\$13,507.50
1206. Mansion Tax State of New Jersey	\$13,250.00		
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(fromGFE #6)	\$479.50	
1302. Survey to Sam-ian Surveying	\$375.00		
1303. Tax Service Fee to Stars	\$85.00		
1304. Flood Cert to Stars	\$19.50		
1305. Third Party Property inspections			
1306.			
1307.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$8,948.89	\$79,832.50

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	Hud-1
Charges That Cannot Increase			
	HUD-1 Line Number		
Our origination charge	# 801	\$425.00	\$425.00
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803	\$425.00	\$425.00
Transfer tax	#1203	\$0.00	\$13,250.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	Hud-1
Appraisal fee to	# 804	\$790.00	\$790.00
Credit report to	# 805	\$10.47	\$10.47
Government recording charges	# 1201	\$512.00	\$356.00
Survey to Sam-ian Surveying	# 1302	\$450.00	\$375.00
Tax Service Fee to Stars	# 1303	\$85.00	\$85.00
Flood Cert to Stars	# 1304	\$19.50	\$19.50
Third Party Property inspections	# 1305	\$550.00	\$0.00
Total		\$2,416.97	\$1,635.97
Increase between GFE and HUD-1 Charges		(\$781.00)	or -32.31 %

Charges That Can Change		Good Faith Estimate	Hud-1
Daily interest charges 3/27/2012 to 4/1/2012 @ \$105.3300 / day 5 days	# 901	\$1,263.96	\$526.65
Homeowner's insurance	# 903	\$3,122.28	\$1,230.80
2nd quarter 2012 taxes	# 904		\$5,008.47
Initial deposit for your escrow account	# 1001		\$0.00
Title services and lender's title insurance	# 1101	\$1,610.00	\$4,788.00
Owner's title insurance	# 1103	\$4,304.50	\$1,059.00

Loan Terms

Your initial loan amount is	\$999,999.00
Your loan term is	30 years
Your initial interest rate is	3.792 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$3,160.00 includes Principal <input checked="" type="checkbox"/> Interest Mortgage Insurance
Can your interest rate rise?	No <input checked="" type="checkbox"/> Yes, it can rise to a maximum of 8.792 %. The first change will be On 4/1/2019 and can change again every 12 months after 84 . Every change date, your interest rate can increase or decrease by 2 %. Over the life of the loan, your interest rate is guaranteed to never be lower than 2.25 % or higher than 8.792 %.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No Yes, it can rise to a maximum of .
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No Yes, the first increase can be on and the monthly amount owed can rise to . The maximum it can ever rise to is .
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No Yes, your maximum prepayment penalty is .
Does your loan have a balloon payment?	No <input checked="" type="checkbox"/> Yes, you have a balloon payment of due in years on .
Total monthly amount owed including escrow account payments	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. You have an additional monthly escrow payment of . that results in a total initial monthly amount owed of . This includes principal, interest, any mortgage insurance and any items checked below: Property taxes Homeowner's insurance Flood insurance

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

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. Substitutional 1099.

Settlement Agent

Date