

A. SETTLEMENT STATEMENT (HUD-1)



Gilmartin, Magence & Ross LLP
 Attorneys at Law
 376 Boylston Street, Boston, MA 02116
 305 Washington Street, Newton, MA 02458

KNOWLEDGE. SERVICE. RESULTS.

B. TYPE OF LOAN

1. FHA 2. FHMA 3. CONV. UNINS.
 4. VA 5. CONV. INS.

6. FILE NUMBER: 7. LOAN NUMBER
 Empty Purchase

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 & ADDRESS OF BORROWER:

E. NAME & ADDRESS OF SELLER:

F. NAME & ADDRESS OF LENDER:

G. PROPERTY LOCATION: , ,

H. SETTLEMENT AGENT: Gilmartin, Magence & Ross LLP
 PLACE OF SETTLEMENT: 305 Washington Street, Newton, MA 02458 (617) 964-4300

I. SETTLEMENT DATE:

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	
102. Personal property		402. Personal property	
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		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower:		420. Gross Amount Due To Seller:	
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)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st Mtg. Ln.	
205.		505. Payoff 2nd Mtg. Ln.	
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.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower:		520. Total Reductions In Amount Due Seller:	
300. Cash At Settlement From/To Borrower:		600. Cash At Settlement From/To Seller:	
301. Gross amount due from borrower (line 120)		601. Gross amount due to seller (line 420)	
302. Less amount paid by/for borrower (line 220)		602. Less reductions in amount due seller (line 520)	
303. Cash (<input type="checkbox"/> FROM) (<input type="checkbox"/> TO) Borrower:	0.00	603. Cash (<input type="checkbox"/> TO) (<input type="checkbox"/> FROM) Seller:	0.00

L.	SETTLEMENT	CHARGES	Escrow: Empty Purchase		
700. Total Sales/Broker's Commission: Based On Price \$ _____ @ _____ % = _____				Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
Division of Commission (line 700) As Follows:					
701.	\$ _____	to _____			
702.	\$ _____	to _____			
703.	Commission paid at settlement				
704.					
800. Items Payable In Connection With Loan:					
801.	Loan Origination fee	% _____			
802.	Loan Discount	% _____			
803.	Appraisal fee to:				
804.	Credit report to:				
805.	Lender's inspection fee				
806.	Mortgage insurance application fee to				
807.	Assumption fee				
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
817.					
818.					
819.					
820.					
821.					
900. Items Required By Lender To Be Paid In Advance:					
901.	Interest from _____	to _____	@ \$ _____	/day _____	(0 days)
902.	Mortgage insurance premium for	_____ mo.	to _____		
903.	Hazard insurance premium for	_____ yrs.	to _____		
904.	Flood insurance premium for	_____ yrs.	to _____		
905.					
906.					
1000. Reserves Deposited With Lender:					
1001.	Hazard insurance	0 months @ \$ _____	0.00	per month	
1002.	Mortgage insurance	0 months @ \$ _____	0.00	per month	
1003.	City property taxes	0 months @ \$ _____	0.00	per month	
1004.	County property taxes	0 months @ \$ _____	0.00	per month	
1005.	Annual assessments	0 months @ \$ _____	0.00	per month	
1006.	Flood insurance	0 months @ \$ _____	0.00	per month	
1007.		0 months @ \$ _____	0.00	per month	
1008.	Aggregate Adjustment				
1009.					
1100. Title Charges					
1101.	Settlement or closing fee to				
1102.	Abstract or title search to				
1103.	Title examination to				
1104.	Title insurance binder to				
1105.	Document preparation to				
1106.	Notary fees to				
1107.	Attorney's fees to				
	(includes above item Numbers: _____)				
1108.	Title insurance to				
	(includes above item Numbers: _____)				
1109.	Lender's coverage \$ _____				
1110.	Owner's coverage \$ _____				
1111.					
1112.					
1113.					
1114.					
1200. Government Recording and Transfer Charges:					
1201.	Recording fees: Deed \$ _____	0.00	;Mortgage \$ _____	0.00	;Releases \$ _____
1202.	City/county tax/stamps: Deed \$ _____	0.00	;Mortgage \$ _____	0.00	
1203.	State tax/Stamps: Deed \$ _____	0.00	;Mortgage \$ _____	0.00	
1204.					
1205.					
1300. Additional Settlement Charges:					
1301.	Survey to				
1302.	Pest inspection to				
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					
1400. Total Settlement Charge: (Enter on line 103, Section J - and - line 502, Section K)					

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/Purchasers

Sellers

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: _____
Gilmartin, Magence & Ross LLP

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.