

A. Settlement Statement

U.S. Department of Housing
and Urban Development



Mid South Title Services, LLC

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number EXAMPLE ONE	7. Loan Number 12345	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	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 the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower R.E. Buyer Anita A. Buyer 1234 New Home Lane Pleasantville, Tennessee 12345	E. Name and Address of Seller James M. Seller Vanessa L. Seller 4856 Welcome Drive Pleasantville, Tennessee 12345	F. Name and Address of Lender Lender's Service, Inc. 5432 Lender Parkway Local, Tennessee 12356
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G. Property Location 1234 New Home Lane Pleasantville, Tennessee 12345 Williamson County, Tennessee Lot 1, Homes Subdivision	H. Settlement Agent Mid South Title Services, LLC Place of Settlement Phone: 615/661-6674 216 Centerview Drive, Suite 139 Brentwood, Tennessee 37027	I. Settlement Date 10/15/00
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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	215,000.00	401. Contract sales price	215,000.00
102. Personal property	375.00	402. Personal property	375.00
103. Settlement charges to borrower (line 1400)	10,002.52	403.	
104. Upgrade Carpet	500.00	404. Upgrade Carpet Reimbursement	500.00
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 10/15/00 to 12/31/00	165.60	406. City/town taxes 10/15/00 to 12/31/00	165.60
107. County taxes 10/15/00 to 12/31/00	398.71	407. County taxes 10/15/00 to 12/31/00	398.71
108. Assessments 1/ 1/00 to 10/15/00	105.00	408. Assessments 1/ 1/00 to 10/15/00	105.00
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	226,546.83	420. Gross Amount Due To Seller	216,544.31
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money	2,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	167,500.00	502. Settlement charges to seller (line 1400)	14,449.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Prepaid Application Fee	350.00	504. Payoff of first mortgage loan Bank USA	123,950.00
205.		505. Payoff of second mortgage loan Equity Bank	13,015.95
206.		506. 2000 City Taxes	785.00
207.		507. 2000 County Taxes	1,890.00
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	170,350.00	520. Total Reduction Amount Due Seller	154,090.45
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	226,546.83	601. Gross amount due to seller (line 420)	216,544.31
302. Less amounts paid by/for borrower (line 220)	(170,350.00)	602. Less reductions in amt. due seller (line 520)	(154,090.45)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	56,196.83	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	62,453.86

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E, G, H and I, lines 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

R.E. Buyer

Anita A. Buyer

James M. Seller

Vanessa L. Seller