

**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 checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number EXAMPLE TWO	7. Loan Number 12345	8. Mortgage Insurance Case Number 483-12345678-03
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.

<b>D. Name and Address of Borrower</b> R.E. Buyer Anita A. Buyer 1234 New Home Lane Pleasantville, Tennessee 12345	<b>E. Name and Address of Seller</b> James M. Seller Vanessa L. Seller 4856 Welcome Drive Pleasantville, Tennessee 12345	<b>F. Name and Address of Lender</b> Lender's Service, Inc. 5432 Lender Parkway Local, Tennessee 12356
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<b>G. Property Location</b> 1234 New Home Lane Pleasantville, Tennessee 12345 Williamson County, Tennessee Lot 1, Homes Subdivision	<b>H. Settlement Agent</b> Mid South Title Services, LLC	
	<b>Place of Settlement</b> Phone: 615/661-6674 216 Centerview Drive, Suite 139 Brentwood, Tennessee 37027	<b>I. Settlement Date</b> 3/14/00

<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	150,000.00	401. Contract sales price	150,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	12,423.39	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
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.	
<b>120. Gross Amount Due From Borrower</b>	<b>162,423.39</b>	<b>420. Gross Amount Due To Seller</b>	<b>150,000.00</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions In Amount Due To Seller</b>	
201. Deposit or earnest money	1,500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	132,100.00	502. Settlement charges to seller (line 1400)	10,627.00
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	97,458.20
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 unpaid by seller</b>	
210. City/town taxes 1/ 1/00 to 3/14/00	157.00	510. City/town taxes 1/ 1/00 to 3/14/00	157.00
211. County taxes 1/ 1/00 to 3/14/00	378.00	511. County taxes 1/ 1/00 to 3/14/00	378.00
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>134,485.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>108,620.20</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)	162,423.39	601. Gross amount due to seller (line 420)	150,000.00
302. Less amounts paid by/for borrower (line 220)	( 134,485.00)	602. Less reductions in amt. due seller (line 520)	( 108,620.20)
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>27,938.39</b>	<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	<b>41,379.80</b>

**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.

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R.E. Buyer  
  
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Anita A. Buyer

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James M. Seller  
  
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Vanessa L. Seller