

 <p><b>A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>  <b>SETTLEMENT STATEMENT</b>  <b>FINAL</b></p>		<p><b>B. TYPE OF LOAN</b>                  1. FHA ( )    2. FmHA ( )    3. CONV.UNIS. (X)                  4. VA ( )    5. CONV. INS. ( )</p>	
		6. FILE NUMBER	7. LOAN NUMBER
		3911011-UCE2	
		8. MORTGAGE INSURANCE CASE NUMBER:	
<p>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.</p>			
D. Name and Address of Borrower:		E. Name and Address of Seller:	
F. Name and Address of Lender:		G. Property Location:	
H. Settlement Agent : Escrow Place of Settlement:		I. Settlement Date: FINAL SETTLEMENT DATE:	
<b>J. SUMMARY OF BORROWER'S TRANSACTION</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION</b>	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract Sales Price	525000.00	401. Contract Sales Price	525000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to Borrower (Line 1400)	5034.67	403.	
104. Payoff 1st T.D.		404. Deposits from Seller	
105. Payoff 2nd TD		405. Credit from Buyer	
Additional Loan Payoffs (See Attachment)		406. Credit from Agent	
106. First Half Taxes County of San Diego Treasurer-Tax Collector Judgment		407. Credit Seller:	
Additional Tax and/or Secured Liens	28.00		
107. Credit to Seller			
<b>ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE</b>		<b>ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE</b>	
109. City/Town Taxes:		409. City/Town Taxes:	
110. County Taxes:	163.16	410. County Taxes:	163.16
111. Assessments:	14.00	411. Assessments:	14.00
112. Miscellaneous:		412. Miscellaneous:	
120. GROSS AMOUNT DUE FROM BORROWER	530239.83	420. GROSS AMOUNT DUE TO SELLER	525177.16
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>		<b>500. DEDUCTIONS IN AMOUNT DUE TO SELLER</b>	
201. Deposit of Earnest Money	5000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan	400000.00	502. Settlement Charges to Seller (Line 1400)	28716.50
203. Existing Loan Subject to		503. Existing Loan Subject to	
204. Seller Financing		504. Payoff 1st T.D.: Wells Fargo Home Mortgage	226529.00
205. Credit from Seller		505. Payoff 2nd T.D.: Wells Fargo Bank, N.A	76188.91
Closing Costs (Repairs)	500.00		
Transfer Tax (Seller Paid)	577.50		
Owner's Policy (Seller Paid)	1514.00		
See attached for additional credits	350.00		
206. Credit from Agent		Additional Loan Payoffs (See Attachment)	
207. Principal Amount of New 2nd Loan		506. First Half Taxes County of San Diego Treasurer-Tax Collector Judgment	
Principal Amount of New 2nd Loan \$		Additional Tax and/or Secured Liens	
		507.	
		508. Seller Financing	
		509. Credit to Buyer	
209. Credit to Buyer		Owner's Policy (Seller Paid) :	1514.00
Funds Wired directly to Title :	124208.36	Transfer Tax (Seller Paid) :	577.50
		Closing Costs (Repairs) :	500.00
		See attached for additional credits	350.00
<b>ADJUSTMENTS FOR ITEMS UNPAID BY SELLER</b>		<b>ADJUSTMENTS FOR ITEMS UNPAID BY SELLER</b>	
210. City/Town Taxes:		510. City/Town Taxes:	
211. County Taxes:		511. County Taxes:	
212. Miscellaneous:		512. Miscellaneous:	
213. Assessments:		513. Assessments:	
220. Total Paid by/for Borrower	532149.86	520. Total Reduction/Amount Due Seller	334375.91
<b>300. CASH AT SETTLEMENT TO/FROM BORROWER</b>		<b>600. CASH AT SETTLEMENT TO/FROM SELLER</b>	
301. Gross Amount due from Borrower (Line 120)	530239.83	601. Gross Amount due to Seller (Line 420)	525177.16
302. Less Amounts Paid By/For Borrower (Line 220)	532149.86	602. Less Reductions in Amount to Seller (Line 520)	334375.91
303. Cash [] from or [X] to BORROWER	1910.03	603. Cash [] from or [X] to SELLER	190801.25

L. SETTLEMENT CHARGES		
700.TOTAL REAL ESTATE BROKER FEES	PAID FROM	PAID FROM
Division of commission (line 700) as follows:	Borrower's	Seller's
701. \$13125.00 to Keller Williams Realty	Funds at	Funds at
702. \$13125.00 to United Realty Group	Settlement	Settlement
703.Commission Paid at Settlement		26250.00
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>		
801.Our origination charge Includes origination of % of \$ \$785.00 (from GFE #1)		
802.Your credit or charge (points) for the specific interest rate chosen \$-2000.00 (from GFE #2)		
803. Your adjusted origination charges (from GFE A)	-1215.00	
804. Appraisal fee to: Axis Appraisal Management Solutions POC Paid by Borrower (from GFE#3)		
805. Credit report to: CoreLogic Credco (from GFE#3)	25.70	
806. Tax Service to: Lereta (from GFE#3)	74.00	
807.Flood Certification to: CoreLogic Flood Services (from GFE#3)	15.50	
808. VA Funding Fee VA (from GFE#3)		
809. FHA MIP Enter Payable to (from GFE#3)		
811. Enter Item Enter payable to (from GFE#3)		
812. Additional charges paid to Others (See Attachment) (from GFE#3)		
813.		
814.		
815.		
816.		
817. Enter Item to Everbank		
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>		
901. Daily Interest charges from 12/17/2012 to 01/01/2013 @ \$ 39.7260/day (from GFE#10)	595.89	
902.Mortgage Insurance Premium: Enter payable to (from GFE#3)		
903.Homeowner's Insurance Premium Stanley Wong Insurance Agency (from GFE #11)	721.00	
904.Flood Insurance Premium: Enter payable to (from GFE #11)		
905. Earthquake Insurance Enter payable to (from GFE #11)		
906. Enter Item Enter payable to (from GFE #11)		
907.Additional items required by Lender (see attachment) (from GFE #11)		
<b>1000. RESERVES DEPOSITED WITH LENDER</b>		
1001. Initial deposit for your escrow account (from GFE #9)		
1002. Homeowner's Insurance 0 month(s) @ \$ per month \$		
1003. Property Taxes 0 month(s) @ \$ per month \$		
1004. Mortgage Insurance 0 month(s) @ \$ per month \$		
1005. Flood Insurance 0 month(s) @ \$ per month \$		
1006. County Taxes 0 month(s) @ \$ per month \$		
1007. Aggregate Adjustment -\$0.00		
<b>1100. TITLE CHARGES</b>		
1101. Title services and Lender's title insurance (from GFE #4)	2553.08	62.50
1102. Settlement or Closing Fee United Capital Escrow A Non Independent Broker Escrow \$1671.58		1590.00
1103.Owner's title insurance (from GFE #5)	1514.00	
1104. Lender's title insurance \$556.00 Endorsements \$ LENDER Endorsements here		
1105. Lender's title policy limit \$400000.00		
1106. Owners title policy limit \$525000.00		
1107. Agent's portion of the total title insurance premium \$1514.00		
1108.Underwriter's portion of the total title insurance premium \$556.00		
1110. NOTARY FEE Virtue Loan Signing SP Buyer \$200.00 and Seller \$0.0		
1111.		
<b>1200.GOVERNMENT RECORDING AND TRANSFER CHARGES</b>		
1201. Government Recording Fees (from GFE #7)	78.00	
1202. Recording Fees Deed \$18.00 Mortgage \$60.00 Release \$		
1203. Transfer taxes (from GFE #8)	577.50	
1204. City/County Tax Stamps Deed \$ 577.50 Mortgage \$		
1205. State Tax Stamps Deed \$ Mortgage \$		
1206. Additional recording charges (see attachment)		
1207.		
1208.		
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>		
1301.Required services that you can shop for (from GFE #6)		500.00
1302. Termite Inspection/Clearance to TBD \$		
1303. Buyers Home Warranty to Old Republic \$		
1304. Repair Work to Enter payable to \$		
1305. Inspection Fee to Enter payable to \$		
1306. Enter Item to Enter payable to \$		
1307. Natural Hazard Report Disclosure Source		109.00
1308. Courier Service Speedy Anytime Delivery	95.00	
1309. Water Retrofit Certification City Treasurer		10.00
1310. Disbursement to Enter payable to		
1311. (see attachment page for additional non GFE disbursements)		195.00
1315. (see attachment page for additional GFE #6 disbursements) \$		
<b>1400.TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502,Section K)</b>	<b>5034.67</b>	<b>28716.50</b>

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BY: *Jawala Desai*

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
<b>Charges That Cannot Increase</b>			
	HUD-1 Line Number		
Our origination charge	# 801	785.00	785.00
Your credit or charge (points) for the specific interest rate chosen	# 802	2000.00	-2000.00
Your adjusted origination charges	# 803	-1215.00	-1215.00
Transfer taxes	# 1203	577.50	577.50
<b>Charges That in Total Cannot Increase More Than 10%</b>			
Government recording charges	# 1201	102.00	78.00
Credit Report	# 805	18.20	25.70
Tax Service	# 806	74.00	74.00
Flood Certification	# 807	15.50	15.50
	# 1101	0.00	2553.08
	# 1103	0.00	1514.00
Appraisal Fee	# 0	595.00	595.00
	# 0	0.00	0.00
	# 0	0.00	0.00
	# 0	0.00	0.00
<b>Total</b>		<b>804.70</b>	<b>4855.28</b>
<b>Increase between GFE and HUD-1 Charges</b>		<b>\$ 4050.58</b>	<b>503.37 %</b>
<b>Charges That Can Change</b>			
Initial deposit for your escrow account	# 1001	0.00	0.00
Daily interest charges From 12/17/2012 to 01/01/2013 @ 39.7260	# 901	1906.85	595.89
Homeowner's insurance	# 903	720.96	721.00
Title services and lender's title insurance	# 0	350.00	2588.50
Owner's Title Insurance	# 0	1622.00	1514.00
	# 0	0.00	0.00
	# 0	0.00	0.00
	# 0	0.00	0.00
	# 0	0.00	0.00
	# 0	0.00	0.00
	# 0	0.00	0.00
	# 0	0.00	0.00

### Loan Terms

Your initial loan amount is	\$ <u>400000.00</u>
Your loan term is.	<u>30</u> years
Your initial interest rate is.	<u>3.625</u> %
Your initial monthly amount owed for principal, interest and any mortgage insurance is:	\$ <u>1824.21</u> includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of <u>0.0</u> % The first change will be on _____ and can change again every _____ after _____. Every change date your interest rate can increase or decrease by <u>0.0</u> %. Over the life of the loan, your interest rate is guaranteed to never be lower than <u>0.0</u> % or higher than <u>0.0</u> %
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum amount of \$ <u>0.00</u>
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$ <u>0.00</u> . The maximum it can ever rise to is \$ <u>0.00</u>
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ <u>0.00</u>
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ <u>0.00</u> due in _____ years on _____.
Total monthly amount owed included escrow account payments	<input 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. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ <u>606.96</u> that results in a total initial monthly amount owed of \$ <u>2431.17</u> . This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood Insurance <input checked="" type="checkbox"/> _____ County Property Taxe _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

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

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BY: *Janet Theresa*



ITEM	DEBIT	CREDIT
Escrow Charges to United Capital Escrow A Non Independent Broker Escrow		
Base Escrow Fee	1570.00	
Wiring Fee	20.00	
*Settlement or Closing Fee to: United Capital Escrow A Non Independent Broker Escrow of which 400.00 is paid to Closing Solutions LLC for settlement review		
Title Charges to California Title Company		
Sub Escrow/Loan Payoff :	62.50	
Adjustments for items paid by seller in advance		
Assessments : HOA : From 12/17/2012 To 01/01/2013 based on \$28.00		14.00
County Taxes : From 12/17/2012 To 01/01/2013 based on \$1957.98		163.16
Credit to Buyer		
Rent @ \$70/day (12/14-12/22) :	350.00	
Closing Costs (Repairs) :	500.00	
Transfer Tax (Seller Paid) :	577.50	
Owner's Policy (Seller Paid) :	1514.00	
Commission Paid at Settlement		
Keller Williams Realty :	13125.00	
United Realty Group :	13125.00	
Payoff's		
Payoff to T.D. No. 1 Wells Fargo Home Mortgage, Inc.	226069.08	
Interest \$ 0.00 from to	411.92	
Obligation Fee	30.00	
Recording Costs	18.00	
Payoff to T.D. No. 2 Wells Fargo Bank, N.A	75000.00	
Interest \$ 10.48 from 12/06/2012 to 12/19/2012	136.24	
Demand Statement Fee	30.00	
Interest to 12/6/12	471.67	
Fax Fee	10.00	
Pre-Payment Penalty	500.00	
Other Fees	30.00	
Lein Release/ Recording Cost	11.00	
Additional Recording Fees		
Recording Fees Deed \$0.00 Mortgage \$ Release \$		
Abandonment/Homestead Deed \$0.00 Mortgage \$ Release \$		
Release Deed \$0.00 Mortgage \$ Release \$		
HOA/Managment		
Transfer Fee : N. N. Jaeschke, Inc.	195.00	
Additional Charges paid to Others		
Buyers Home Warranty : Old Republic	500.00	
Natural Hazard Report : Disclosure Source	109.00	
Water Retrofit Certification : City Treasurer	10.00	

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BY: *Janula Herrera*