

A. U.S. Department of Housing and Urban Development

B. Type of Loan

1.  FHA      2.  FMHA      3.  Conv. Unins.  
 4.  VA      5.  Conv. Ins.

6. File Number: SALES2000      7. Loan Number

Settlement Statement

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 ("POC") were paid outside the closing: they are shown here for information purposes and are not included in the totals.

D. Buyer/Borrower: John A. Buyers, 117 N. Your Street, Our City, IN 46601  
 Mary A. Buyers, 117 N. Your Street, Our City, IN 46601

E. Name of Seller: Landshark, L.L.C., 19230 Dark Forest Drive, South Bend, IN 46601

F. Name of Lender: Bank of America, 8300 Norman Center Drive, Ste. 1000, Bloomington, MN 55437-1091

G. Property Location: 1/35/1E  
 19230 Dark Forest Drive, South Bend, IN 46601

H. Settlement Agent: Meridian Title Corporation (800) 777-1574      TIN: 35-0134643  
 Place of Settlement: 202 S. Michigan Street, Suite 1000, South Bend, IN 46601-2014

I. Settlement Date: 01/30/2000      Proration Date: 01/31/2000

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. Contact sales price	85,000.00	401. Contract sales price	85,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	4,657.59	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid for seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	89,632.59	420. Gross amount due to seller:	85,000.00
200. Amounts paid by or in behalf of borrower:		500. Reduction in amount due to seller:	
201. Deposit or earnest money	2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	81,420.00	502. Settlement charges to seller (line 1400)	9,210.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan "I Owe You Loan Co"	39,999.93
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209. 1999 Taxes Pay 2000	1,000.00	509. 1999 Taxes Pay 2000	1,000.00
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes 01/01/2000 to 01/31/2000	81.97	511. County taxes 01/01/2000 to 01/31/2000	81.97
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	84,481.97	520. Total reduction in amount due seller:	50,249.97
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	89,632.59	601. Gross amount due to seller (line 420)	85,000.00
302. Less amount paid by/for borrower (line 220)	84,481.97	602. Less total reduction in amount due seller (line 520)	50,249.97
303. CASH (X) FROM ( ) TO BORROWER	5,175.62	603. CASH ( )FROM (x) TO SELLER	34,750.03

L. Settlement Charges		1/18/00 2:22 PM	File Number: SALES2000	
700.	Total sales/broker commission based on: \$85,000.00 @ 10.00% = \$8,500.00		Paid From	Paid From
	Division of commission (line 700) as follows:		Borrower's	Seller's
701.	\$4,250.00 to Listing Broker		Funds at	Funds at
702.	\$4,250.00 to Selling Broker		Settlement	Settlement
703.	Commission paid at settlement \$8,500.00			8,500.00
704.				
800.	Items payable in connection with loan			
801.	Loan origination fee to Bank of America (1%)		8.14.20	
802.	Loan discount to Bank of America (2%)		1,628.40	
803.	Appraisal fee to Joe Appraiser		500.00	
804.	Credit report to Credit Bureau		50.00	
805.	Lender's inspection fee			
806.	Mortgage insurance application fee			
807.	Assumption fee			
808.	Underwriting Fee to Bank of America		200.00	
809.	Doc Prep Fee to Bank of America		50.00	
810.	Tax Service Fee to Bank of America		75.00	
811.	Flood Certification Fee to Bank of America		20.00	
812.				
900.	Items required by lender to be paid in advance			
901.	Interest from 01/30/2000 to 02/01/2000 at \$20.0000/day for 2 days		40.00	
902.	Mortgage insurance premium for			
903.	Hazard insurance premium for 1 yrs. To Ins. Co. POCB 300.00			
904.				
905.				
1000.	Reserves deposited with lender			
1001.	Hazard insurance 2 mo. @ \$25.0000 per mo		50.00	
1002.	Mortgage insurance			
1003.	City property taxes			
1004.	County property taxes 3 mo. @ \$83.3300 per mo.		249.99	
1005.	Annual assessments (maint)			
1006.				
1007.				
1008.				
1009.	Aggregate Accounting Adjustment to Bank of America		(100.00)	
1100.	Title charges			
1101.	Settlement or closing fee to Meridian Title		225.00	
1102.	Abstract or title search			
1103.	Title examination			
1104.	Title insurance binder			
1105.	Document preparation to Frank A. Antonovitz			50.00
1106.	Notary fees			
1107.	Attorney's fees to			
	<i>includes above items no:</i>			
1108.	Title Insurance to Meridian Title Corporation		125.00	495.00
	<i>includes above items no:</i>			
1109.	Lender's coverage \$81,420.00 \$125.00			
1110.	Owner's coverage \$85,000.00 \$495.00			
1111.	Processing Fee to Meridian Title Corporation			125.00
1112.				
1113.	Express Mail Service Fee to Meridian Title Corporation		20.00	20.00
1200.	Government recording and transfer charges			
1201.	Recording fees			
1202.				
1203.	State tax/stamps:			
1204.				
1205.	County R.E. Certification to St. Joseph Health Department			20.00
1206.	Recording/Filing Service Fee to Meridian Title Corporation		65.00	
1300.	Additional settlement charges			
1301.	Survey to Property Lines		125.00	
1302.	Pest inspection to Bus Be Gone		40.00	
1303.	Water/Onsite Report/Comp. Test to Water Lab, Inc.		130.00	
1304.	Whole House Inspection to Check Your Home		250.00	
1305.	Radon Test to Check Your Home		100.00	
1306.	Total settlement charges (entered on lines 103, section J and 502, section K)		4,657.59	9,210.00

**CERTIFICATION:** I have carefully reviewed the HUC-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 HUD-1 Settlement Statement.