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Title Innovations
2820 Audubon Village Drive
Suite 339
Audubon, Pa 19403
(610) 970-3074 (610) 970-3074 fax

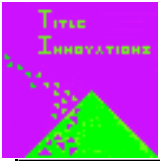
U. S. Department of Housing and Urban Development Settlement Statement

OMB No.2502-0265

C. NOTE: This form is furnished to give you a statement of settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C)" were paid outside this closing, they are shown here for informational purposes and are not included in the totals.

File Number: 201 Settlement Date: 7/23/2009 Loan Number:
Agent: Title Innovations Mortgage Number:
Borrower: John Granger and Linda Granger, husband & wife
2820 Audubon Village Drive, Suite 339
Audubon, Pa
Seller: Sam Spade and Mary Spade, husband & wife
2798 Winding Way, Owner Mailing Address
Yourtown, PA
Lender: Interest Free Mortgage Company
101 Main Street, Yourtown, USA
Property: 1776 Washington Avenue
Block 63, Lot 1234, Parcel # 63-25-125007
Disbursement Date: 11/17/2009
Clerk: John Granger
Place of Settlement: Mark Chalphin, 515 Swede Street, Norristown, Pa 19401

Table with 2 columns: J. Summary Of Borrower's Transactions and K. Summary Of Seller's Transactions. Rows include items like 100. Gross Amount Due From Borrower, 400. Gross Amount Due To Seller, 101. Contract sales price, 401. Contract sales price, etc.



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700. Total Sales/Broker's Commission		16,794.00		
701.	8,397.00 to Title Innovations		Paid from Borrower's Funds	Paid from Seller's Funds
702.	8,397.00 to Coldwell Banker			
703.	Commission paid at settlement			16,794.00
704.				
705.				
706.	Seller Broker Service Fee		125.00	
800. Items Payable in Connection with Loan Interest Free Mortgage Company				
801.	Our Origination Charge	\$2,799.00 (from GFE #1)		
802.	Your credit or charge (points) for the interest rate chosen	-\$2,500.00 (from GFE #2)		
803.	Your adjusted Origination Charges to	(from GFE A)	299.00	
804.	Appraisal to Joes Appraisal Service	(from GFE #3)	350.00	
805.	Credit report to We Look Em Up	(from GFE #3)	25.00	
806.	PMI	(from GFE #3)	1,000.00	
807.	QWERTY Tax Service Company : tax service	(from GFE #3)	125.00	
808.	Other lender charges \$500 P.O.C.	(from GFE #3)	8.00	
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900. Items Payable in Connection with Loan				
901.	Daily Interest from 10/ 1/09 to 11/ 1/09 @ 35.2489 /day	(from GFE #10)	1,127.96	
902.	Mortgage ins. premium for months to	(from GFE #3)		
903.	Hazard insurance premium for 1 year to Nationwide \$1,500.00 poc	(from GFE #11)		
904.				
1000. Reserves deposited with Lender				
1001.	Initial deposit for your escrow account	(from GFE #9)	264.66	
1002.	Hazard insurance 1 months @ 125.00 per month	\$125.00		
1003.	Mortgage insurance 1 months @ 200.00 per month	\$200.00		
1004.	City Property Tax 2 months @ 7.33 per month	\$14.66		
1005.	County Property Tax 1 months @ 16.67 per month	\$16.67		
1006.	HOA 1 months @ 125.00 per month	\$125.00		
1007.	Trash 1 months @ 33.33 per month	\$33.33		
1008.	Aggregate Adjustment	-\$250.00		
1100. Title Charges Basic				
1101.	Title services and Lender's Title Insurance	(from GFE #4)	2,626.26	
1102.	Settlement or closing fee Garden State Abstract Company			
1103.	Owner's Title Insurance Garden State Abstract Company	(from GFE #5)	50.00	
1104.	Lender's Title Insurance Garden State Abstract Company	\$1,983.75		
1105.	Lender's Title Policy Limit	\$269,900.00		
1106.	Owner's Title Policy Limit	\$279,900.00		
1107.	Agent's portion of the total Title Insurance premium	\$1,762.87		
1108.	Underwriter's portion of the total Title Insurance premium	\$270.88		
1109.	Document preparation to			
1110.	Notary Services to John Granger			15.00
1111.	Attorney's fees to	\$300.00	350.00	
1112.	Overnight Express	\$18.50		18.50
1200. Government Recording and Transfer Charges				
1201.	Government Recording Charges	(from GFE #7)	190.00	
1202.	Deed 55.00 Mortgage 120.00 Release 50.00	\$175.00		50.00
1203.	Transfer Taxes	(from GFE #8)	2,799.00	
1204.	City / county tax / stamps	\$2,799.00		
1205.	State tax / stamps			2,799.00
1206.	Municipality deed recording	\$15.00		
1300. Additional Settlement Charges - Total Lines 1301 - 1340			525.00	
1400. Total Settlement Charges			9,864.88	19,676.50

Borrower's Initials _____



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1300. Additional Settlement Charges	Paid from Borrower's Funds	Paid from Seller's Funds
1301. Required Services that you can shop for (from GFE #6)	525.00	
1302. Survey to We Line Em Up \$350.00 (from GFE #6)		
1303. Pest inspection to Bugs Be Gone \$175.00 (from GFE #6)		
1304. Other lender charges \$500 P.O.C. (from GFE #3)		
1305. John Granger \$7500 P.O.C. (from GFE #3)		
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Total Lines 1301 - 1340	525.00	

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.

Borrower _____ Seller _____

1313 Mockingbird Lane, Suite 47, Willow Grove, Pennsylvania 19019

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused funds to be distributed in accordance with this statement.

Settlement Agent _____ Date _____

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 and imprisonment. For details see: Title 18: U.S. Code Section 1001 and Section 1010.

