

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-021

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 50632075	7. Loan Number:	8. Mortgage Insurance Case Number:
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.

D. Name & Address of Borrower: Citizens for Affordable Housing in Newton Development Organization, Inc. 1075 Washington Street Newton, MA 02465	E. Name & Address of Seller: William R. Abbruzzese Jean M. Abbruzzese P. O. Box 106 Brantrock, MA 02020	F. Name & Address of Lender: MHIC, LLC 70 Federal Street Boston, MA 02210
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G. Property Location: 20-22 Falmouth Road Newton, MA 02465	H. Settlement Agent: Lyne, Woodworth & Evarts, LLP Place of Settlement: 600 Atlantic Avenue Boston, MA 02210 25th Floor	I. Settlement Date: October 15, 04
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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	660,000.00	401. Contract sales price	660,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	7,432.50	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 10/15 to 12/31/04	872.41	406. City/town taxes 10/15 to 12/31/04	872.41
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	668,304.91	420. Gross Amount Due To Seller	660,872.41
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money	20,000.00	501. Excess deposit (see instructions)	20,000.00
202. Principal amount of new loan(s)	468,304.91	502. Settlement charges to seller (line 1400)	9,579.60
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. City of Newton Loan	200,000.00	504. Payoff of first mortgage loan	165,573.26
205.		505. Payoff of second mortgage loan	49,939.75
206.		506. Pay 11/1/04 Real Estate Taxes	1,033.47
207.		507.	
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. Rent Adj. \$670.96	POC	513. Rent adj. \$670.96 P.O.C.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	688,304.91	520. Total Reduction Amount Due Seller	246,126.08
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	668,304.91	601. Gross amount due to seller (line 420)	660,872.41
302. Less amounts paid by/for borrower (line 220)	(688,304.91)	602. Less reductions in amt. due seller (line 520)	(246,126.08)
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	20,000.00	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	414,746.33

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

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L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$ 660,000.00 @ 4 % = 26,400.00			
Division of Commission (line 700) as follows:			
701. \$ 13,200.00	to Karp & Liberman R. E. Group		
702. \$ 13,200.00	to Coop. Realty		
703. Commission paid at Settlement (\$20,000.00) POC			6,400.00
704.			
800. Items Payable In Connection With Loan			
801. Loan Origination Fee .5 %	\$2,625.00 (\$1,312.50 POC)	1,312.50	
802. Loan Discount	%		
803. Appraisal Fee	to		
804. Credit Report	to		
805. Lender's Inspection Fee			
806. Mortgage Insurance Application Fee to			
807. Assumption Fee			
808.			
809.			
810.			
811.			
900. Items Required By Lender To Be Paid In Advance			
901. Interest from	to @\$ /day		
902. Mortgage Insurance Premium for	months to		
903. Hazard Insurance Premium for	years to		
904.	years to		
905.			
1000. Reserves Deposited With Lender			
1001. Hazard insurance	months@\$ per month		
1002. Mortgage insurance	months@\$ per month		
1003. City property taxes	months@\$ per month		
1004. County property taxes	months@\$ per month		
1005. Annual assessments	months@\$ per month		
1006.	months@\$ per month		
1007.	months@\$ per month		
1008.	months@\$ per month		
1100. Title Charges			
1101. Settlement or closing fee	to		
1102. Abstract or title search	to Donald T. Owen, Esq.	247.50	
1103. Title examination	to		
1104. Title insurance binder	to		
1105. Document preparation	to		
1106. Notary fees	to		
1107. Attorney's fees	to Lyne, Woodworth & Evarts LLP	3,000.00	
(includes above items numbers:)			
1108. Title insurance	to Commonwealth Land Title Insurance Co.	1,980.00	
(includes above items numbers: (Lyne, Woodworth & Evarts LLP retains \$1,386.00))			
1109. Lender's coverage	\$ 525,000.00		
1110. Owner's coverage	\$ 660,000.00		
1111. Obtain Municipal Lien Certificate		50.00	
1112. Copying		27.50	
1113.			
1200. Government Recording and Transfer Charges			
1201. Recording fees: Deed \$ 175.00 ; Mortgage \$ 125.00 ; Releases \$ 170.00		300.00	170.00
1202. City/county tax/stamps: Deed \$; Mortgage \$			
1203. State tax/stamps: Deed \$ 3,009.60 ; Mortgage \$			3,009.60
1204.			
1205. Record Asst. Leases and Municipal Lien Certificate		140.00	
1300. Additional Settlement Charges			
1301. Survey to Northern Associates, Inc.		125.00	
1302. Pest inspection to			
1303.			
1304.			
1305. Record Newton Mortgage and Covenants		250.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		7,432.50	9,579.60

William R. Chryz
Jean M. Chryz
Josephine McNeil for CAN-DO