

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance	14-065698-300
7. <input checked="" type="checkbox"/> CASH SALE			7. Loan Number
			8. Mortgage Ins 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>			
<p>D. Name & Address of Borrower City of Jonesboro, Arkansas 300 S. Church Street Jonesboro, AR 72401</p>		<p>E. Name & Address of Seller Wolverine Slipper Group, Inc. 9341 Courlland Drive, N.E. Rockford, MI 49351 See Addendum</p>	
<p>G. Property Location Pl. Lot 10, Cobb & Lee Survey NW 17-14-4, Jonesboro, Craighead County, AR (DR 153-412) Jonesboro, AR 27401 See Addendum</p>		<p>H. Settlement Agent Name Lenders Title Company 2207 Fowler Avenue Jonesboro, AR 72401 Tax ID: 71-0493927</p>	
		<p>I. Settlement Date 8/19/2014 Fund:</p>	
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		401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$39,883.28	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. County property taxes		406. County property taxes	
107. Special Assessments		407. Special Assessments	
108. POA Dues		408. POA Dues	
109. POA Dues		409. POA Dues	
110. Timber Taxes		410. Timber Taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$39,883.28	420. Gross Amount Due to Seller	\$0.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$3,145.41
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. County property taxes		510. County property taxes	
211. Special Assessments		511. Special Assessments	
212. POA Dues		512. POA Dues	
213. POA Dues		513. POA Dues	
214. Timber Taxes		514. Timber Taxes	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$3,145.41
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$39,883.28	601. Gross Amount due to seller (line 420)	\$0.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$3,145.41
303. Cash From Borrower	\$39,883.28	603. Cash From Seller	\$3,145.41

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 taxes 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.

Buyer's Initials
Seller's Initials: TEF

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$0.00	@ % = \$0.00	Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
701.	to			Settlement	Settlement
702.	to				
703. Commission Paid at Settlement				\$0.00	\$0.00
800. Items Payable in Connection with Loan					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Mortgage Insurance Application		to			
807. Assumption Fee		to			
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	8/19/2014	to	9/1/2014 @ \$0/day		
902. Mortgage Ins. Premium for	months	to			
903. Hazard Ins. Premium for	years	to			
1000. Reserves Deposited With Lender					
1001. Hazard insurance	months @		per month	\$0.00	
1002. Mortgage insurance	months @		per month	\$0.00	
1003. County property taxes	months @		per month	\$0.00	
1004. Special Assessments	months @		per month	\$0.00	
1005. POA Dues	months @		per month	\$0.00	
1006. POA Dues	months @		per month	\$0.00	
1007. Timber Taxes	months @		per month	\$0.00	
1008. Other taxes	months @		per month	\$0.00	
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Settlement or closing fee	to	Lenders Title Company		\$400.00	
1102. Abstract or title search	to	Lenders Title Company			
1103. Title examination	to	Lenders Title Company			
1104. Title insurance binder	to				
1105. Document preparation	to				
1106. Notary fees	to				
1107. Attorney's fees	to				
(includes above items numbers.)				
1108. Title insurance	to	Lenders Title / Old Republic			
(includes above items numbers:)				
1109. Lender's coverage	\$0.00/\$0.00				
1110. Owner's coverage	\$1,000.00/\$600.00				
1111. Processing Fee	to	Lenders Title Company			
1112. Overnight/Courier Fee	to	Lenders Title Company			
1113. Closing Protection Letter	to	Old Republic - CPL-I			\$25.00
1114. Search fee	to	Lenders Title IN		\$200.00	
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$25.00	; Mortgage	; Releases	\$25.00	
1202. City/county tax/stamps	Deed	; Mortgage	to		
1203. State tax/stamps	Deed	; Mortgage	to		
1204. Tax certificates	to				
1205. Recording Deed Warehouse 14-065794-300	to	Craighead County Circuit Clerk		\$25.00	
1206. Record Declaration	to	Craighead County Circuit Clerk			\$45.00
1300. Additional Settlement Charges					
1301. Survey	to				
1302. Pest Inspection	to				
1303. Del prop taxes & current taxes due	to	Craighead County Tax Collector		\$39,233.28	\$3,075.41
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$39,883.28	\$3,145.41

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 taxes 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.

Previous Editions are Obsolete

Page 2

form HUD-1 (3/86)
Handbook 4305 2

Buyer's Initials:

Seller's Initials: TEF

Appendix to HUD Settlement Statement

Section C -- Additional Tracts of Land

Lot 2ER, Block 1, Stephenson's Add, Jonesboro, Craighead County, AR (DR 570-178)

Jonesboro, AR 72401

Lot 1, Patrick's Sub Blk 6 East End Add, Jonesboro, Craighead County, AR (DR 570-178)

Jonesboro, AR 72401

Pt. Lot 10, Cobb & Lee Survey NW 17-14-4, Jonesboro, Craighead County, AR (DR 655-104)

1020 Aggie Road
Jonesboro, AR 72401

Lots 2 & 3, Patrick's Sub Blk 6 East End Add, Jonesboro, Craighead County, AR (DR 655-107)

Jonesboro, AR 72401

Lot 1, Vance's Rep Lts 5&6 Blk B Brothers Add, Craighead County, AR

.AR

**Wolverine
Delinquent Real Estate Taxes 2010-2013**

Parcel: 1-144172-02900

	2010 & 2011	2012	2013	Total
Base Amount	\$ 7,397.25	\$ 8,815.17	\$ 9,616.54	\$ 25,828.96
2011	8,013.78		-	8,013.78
Del Taxes	15,411.03	8,815.17	9,616.54	33,842.74
Interest 10%	2,192.37	891.83	1,188.13	4,272.33
Penalty	1,541.21	881.52		2,422.73
State	30.00		6.84	36.84
County	18.00			18.00
Collect fee	1.10			1.10
Penalties etc	\$ 3,782.68	\$ 1,773.35	\$ 1,194.97	\$ 6,751.00

Delinquent taxes, penalties, interest, and fees 40,593.74

2010	Assessed Value	Pro-rate %	Effective Value	Annual millage	Delinquent Taxes
Building	\$ 158,010.00	88.76%	\$ 155,595.60	0.0422	\$ 6,566.13
Land	20,000.00	11.24%	19,694.40	0.0422	831.10
	<u>\$ 178,010.00</u>	<u>100.00%</u>	<u>\$ 175,290.00</u>	<u>0.0422</u>	<u>\$ 7,397.24</u>
2011					
Building	\$ 229,270.00	91.98%	\$ 174,663.51	0.0422	\$ 7,370.80
Land	20,000.00	8.02%	15,236.49	0.0422	642.98
	<u>\$ 249,270.00</u>	<u>100.00%</u>	<u>\$ 189,900.00</u>	<u>0.0422</u>	<u>\$ 8,013.78</u>
2012					
Building	\$ 309,750.00	93.93%	\$ 196,220.40	0.0422	\$ 8,280.50
Land	20,000.00	6.07%	12,669.60	0.0422	534.66
	<u>\$ 329,750.00</u>	<u>100.00%</u>	<u>\$ 208,890.00</u>	<u>0.0422</u>	<u>\$ 8,815.16</u>
2013					
Building	\$ 309,750.00	93.93%	\$ 214,058.62	0.0422	\$ 9,033.30
Land	20,000.00	6.07%	13,821.38	0.0422	\$ 583.26
	<u>\$ 329,750.00</u>	<u>100.00%</u>	<u>\$ 227,880.00</u>	<u>0.0422</u>	<u>\$ 9,616.57</u>
Total Delinquent taxes pro-rated between building and land					<u>\$ 33,842.74</u>

**Wolverine
Delinquent Real Estate Taxes 2010-2013**

Penalty etc... pro-rated (use 2011 % as 2010 & 2011 have been sent to state)			
City 10 & 11	\$ 3,782.68	91.98%	\$ 3,479.31
Wolverine		8.02%	303.37
		<u>100.00%</u>	<u>\$ 3,782.68</u>
Penalty etc... for 2012 prorated			
City 12	\$ 1,773.35	93.93%	\$ 1,665.79
Wolverine		6.07%	107.56
		<u>100.00%</u>	<u>\$ 1,773.35</u>
Penalty etc... for waiting			
City	\$ 1,194.97	93.93%	\$ 1,122.49
Wolverine		6.07%	72.48
			<u>\$ 1,194.97</u>
Total Penalty			<u>\$ 6,751.00</u>
Total taxes, penalties, interest, etc... on parcel # 1-144172-02900			<u>\$ 40,593.74</u>
2013 taxes on all other properties			
Parcel #		Amount	
1-144181-36800		\$ 42.20	
1-144173-09700		71.74	
1-144173-09800		826.71	
1-144181-05700		42.20	
1-144354-00400		<u>732.07</u>	
Add to be paid by the City		<u>\$ 1,714.92</u>	<u>\$ 1,714.92</u>
Total taxes, penalties, interest, etc... on all properties			<u>\$ 42,308.66</u>
Wolverine Building (paid by City)			\$ 39,233.28
Land (Paid by Wolverine)			<u>3,075.41</u>
			<u>\$ 42,308.69</u>

City Lien \$ 586.00