

A. Settlement Statement

B. Type of Loan				6. File Number 12-061307-300		7. Loan Number		8. Mortgage Ins Case Number	
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance 7. <input checked="" type="checkbox"/> CASH SALE									
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 City of Jonesboro, Arkansas				E. Name & Address of Seller Young Men's Christian Association of Jonesboro, Arkansas 1421 W. Nettleton Jonesboro, AR 72401				F. Name & Address of Lender Cash Sale	
G. Property Location 5.02 Acres, Range 003E, Township 014N, Section 24, QTR1 NE, QTR2 SW, Craighead County , AR						H. Settlement Agent Name Lenders Title Company 2207 Fowler Avenue Jonesboro, AR 72401 Tax ID: 71-0493927			
						Place of Settlement Lenders Title Company 2207 Fowler Avenue Jonesboro, AR 72401		I. Settlement Date 4/5/2012 Fund: 3/29/2012	
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		\$475,000.00			401. Contract Sales Price		\$475,000.00		
102. Personal Property					402. Personal Property				
103. Settlement Charges to borrower		\$245.00			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		\$475,245.00			420. Gross Amount Due to Seller		\$475,000.00		
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)		\$1,500.00		
203. Existing loan(s) taken subject to					503. Existing Loan(s) Taken Subject to				
204.					504. Payoff to Simmons First Bank		\$473,500.00		
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		\$475,000.00		
300. Cash At Settlement From/To Borrower					600. Cash At Settlement To/From Seller				
301. Gross Amount due from borrower (line 120)		\$475,245.00			601. Gross Amount due to seller (line 420)		\$475,000.00		
302. Less amounts paid by/for borrower (line 220)		\$0.00			602. Less reductions in amt. due seller (line 520)		\$475,000.00		
303. Cash From Borrower		\$475,245.00			603. Cash Seller		\$0.00		

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.

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price		\$475,000.00	@ % = \$0.00		
Division of Commission (line 700) as follows:					
701.	to				
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	3/29/2012 to 4/1/2012 @ \$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		
1002. Mortgage insurance	months @		per month		
1003. County property taxes	months @		per month		
1004. Special Assessments	months @		per month		
1005. POA Dues	months @		per month		
1006. POA Dues	months @		per month		
1007. Timber Taxes	months @		per month		
1008. Other taxes	months @		per month		
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Settlement or closing fee	to Lenders Title Company			\$225.00	\$225.00
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				\$1,275.00
(includes above items numbers:)					
1109. Lender's coverage	\$0.00/\$0.00				
1110. Owner's coverage	\$475,000.00/\$1,275.00				
1111. Processing Fee	to Lenders Title Company				
1112. Overnight/Courier Fee	to Lenders Title Company				
1113. Closing Protection Letter	to				
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$20.00 ; Mortgage ; Releases			\$20.00	
1202. City/county tax/stamps	Deed ; Mortgage to				
1203. State tax/stamps	Deed ; Mortgage to				
1204. Tax certificates	to				
1300. Additional Settlement Charges					
1301. Survey	to				
1302. Pest Inspection	to				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$245.00	\$1,500.00

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 completed copy of this HUD-1 Settlement Statement.

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.

Young Men's Christian Association of Jonesboro, Arkansas

BY: Braun Campbell
Braun Campbell, President

BY: Joe Hafner
Joe Hafner, Past President

SETTLEMENT AGENT CERTIFICATION

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

Diane Fleet 4-5-12
Settlement Agent Date