

A. Settlement Statement

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 12-062373-300	7. Loan Number	8. Mortgage Ins Case Number
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 Mercantile Center, LLC 55 West Washington Holdings, LLC	E. Name & Address of Seller City of Jonesboro, Arkansas 515 W. Washington Ave. Jonesboro, AR 72401	F. Name & Address of Lender Cash Sale
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G. Property Location Lot 1, 2 & 3, Bicentennial, Jonesboro, Craighead County, AR 515 W. Washington Ave. Jonesboro, AR 72401 See Addendum	H. Settlement Agent Name Lenders Title Company 2207 Fowler Avenue Jonesboro, AR 72401 Tax ID: 71-0493927	I. Settlement Date 8/24/2012 Fund:
	Place of Settlement Lenders Title Company 2207 Fowler Avenue Jonesboro, AR 72401	

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	\$1,060,373.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower		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		420. Gross Amount Due to Seller	\$1,060,373.00
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)	\$1,812.50
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		520. Total Reduction Amount Due Seller	\$1,812.50
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)		601. Gross Amount due to seller (line 420)	\$1,060,373.00
302. Less amounts paid by/for borrower (line 220)		602. Less reductions in amt. due seller (line 520)	\$1,812.50
303. Cash From Borrower		603. Cash To Seller	\$1,058,560.50

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: _____

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price @ % =				Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
701. to				Settlement	Settlement
702. to					
703.					
800. Items Payable in Connection with Loan					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to Bob Gibson			
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	8/24/2012	to 9/1/2012	@ \$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			\$300.00
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			\$1,500.00
(includes above items numbers:)					
1109. Lender's coverage		\$0.00/\$0.00			
1110. Owner's coverage		\$1,060,373.00/\$3,000.00			
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 \$25.00	; Mortgage	; Releases		\$12.50
1202. City/county tax/stamps	Deed	; Mortgage	to		
1203. State tax/stamps	Deed	; Mortgage	to Department of Finance and Administration		
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)					\$1,812.50

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.
 Mercantile Center, LLC

BY: _____
 Mark Duckworth, Member

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.

Orion Street
 Settlement Agent

8-24-12
 Date

Addendum to HUD Settlement Statement

Section G – Additional Tracts of Land

Pt. Lot 2 & 3, Block 12, Flints Add, Jonesboro, Craighead County, AR

Jonesboro, AR 72401