ev. 10-96)		OMB	No. 0575-0088			
U.S. DEPARTMENT OF AGRICULTURE Rural Housing Service Farm Service Ayency		B BORROWER'S LOAN NO				
SETTLEMENT STATEMENT		(1)				
	ent of actual	settlement costs. Amounts paid to and by the settlemen	of goent are shown			
The same form in the same of t		are shown here for informational purposes and are not to				
	E. SELLER.					
(0)		USDA				
(2)	(3)	(3)				
. PROPERTY LOCATION	H. SETTLE	MENT AGENT:				
	021720	(6)				
(5)						
(3)	PLACE OF SETTLEMENT: I SETTLEMENT DATE:					
	(6)		(7) I			
J. SUMMARY OF BORROWER'S TRANSACTION	N					
		K. SUMMARY OF SELLER'S TRANSACTION				
D. GROSS AMOUNT DUE FROM BORROWER: Contract sales price contemprice: (8)		400. GROSS AMOUNT DUE TO SELLER:				
		401. Contract sales price				
02. Personal property 03. Settlement charges to borrower cane (400)		402. Personal property 403.				
94. Construction contract price	(9)	Adjustments for items paid by seller in advance				
05.	\ \ / /	406. City/town taxes to	(14)			
djustments for items paid by seller in advance:	(10)	407. County taxes to	\ /			
106. City/town taxes to		408 Assessment to				
107 County taxes to		409. to	[
108. Assessments 10 109. 10		410. to				
110. to		411 to				
111. to		420. GROSS AMOUNT DUE TO SELLER:				
20. GROSS AMOUNT DUE FROM BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER	/15\			
00. AMOUNTS PAID BY OR IN BEHALF OF BORROWE	ER:	501 Excess deposit 502. Settlement charges to seller (time [4(8)))	7137			
01 Deposit or earnest money	(11)	502. Settlement charges to seller (time 14(8)) 503. Existing loan(s) taken subject to				
202. Principal amount of new loans: (1.2)		504. Payoff of first mortgage loan	·			
03 Existing loan(s) taken subject to	(,	505 Payoff of second mortgage loan				
204.		506	(16)			
05.		507.	· -			
dustments for items unpaid by seller: 210. City/town taxes to	7131	508. Adjustments for items unpaid by selier				
211 County taxes to	, , , , , , , , , , , , , , , , , , , 	510 City/town taxes to	(17)			
2°2 Assessments to		5°. County taxes to	\1//			
213 to		512 Assessments 10				
2°4. tc		513 tc				
2°5. to to to the period of th		514 10	!			
20. TOTAL AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		515. to 520. TOTAL REDUCTIONS IN AMOUNT	<u> </u>			
		DUE SELLER:				
300. CASH AT SETTLEMENT REQUIRED FROM/TO BORROWER:		600. CASH AT SETTLEMENT FROM TO SELLER:				
Gross amount due from porrower cline 120.		601 Gross amount due to seller (Int. 42).				
302 Less amounts paid by/for borrower cone 226		602 Less reductions in amount due seiler (time 52)				
803. CASH (FROM) (TO) BORROWER:		603. CASH (FROM) (TO) SELLER:				

(see reverse)

PROCEDURE FOR PREPARATION

: RD Instruction 1940-L and RD Handbooks 3550.

PREPARED BY

: Settlement Agent, Closing Attorney or Title Insurance

Company, at settlement.

NUMBER OF COPIES

: Original and three.

SIGNATURES REQUIRED

: Closing agent, borrower, and seller.

DISTRIBUTION OF COPIES

: Original to borrower, copy to seller, copy to closing agent, copy to the Agency for borrower's case file (Agency copy to include information from borrower's and seller's copy, where different).

REVERSE OF FORM RD 1940-59

	L. SET	⊣				
00.	TOTAL SALES/BROKER'S COMMISSION		@	%= \$	PAID FROM BORROWER'S	PAID FROM SELLER'S
	Division of Commission (tine 700) as follows:				FUNDS AT	FUNDS AT
01	3 '0				SETTLEMENT	SETTLEMENT
02.	\$ 10					
03.	Commission paid at Settlement			(18)		
	ITEMS PAYABLE IN CONNECTION WITH L	LOAN:				
01.	Loan Origination Fee %					
02.	Loan Discount %					
03.	Appraisal Fee to FmHA					
04.	Credit Report to			(19)		
05.	Lender's inspection Fee to			(20)		
06.	Mortgage Insurance Application Fee to					
07.	Assumption Fee to					
108.						
09.	Tax Related Service Fee			(21)	- 	
	ITEMS REQUIRED BY LENDER TO BE PA	ID IN ADVANCE				
01.		ID IN ADVANCE:	rday		<u> </u>	
01.			/day	(22)	 -	
04		to		·/		
05.	Flood insurance premium for 1 yr to	to				
_	RESERVES DEPOSITED WITH LENDER F	:08·				
				(22)		A. Admidite.
001.	Hazard insurance mo. @ \$	per monti		(23)		Mary Company
003.	City property taxes mo. @ \$	per morni		(23)		
004. nns	County property texes mo. Ø \$	per mont		(23)		· 一种医学学
006.	Flood insurance mo. Ø \$	per monti		<u> </u>		
007.	School District taxes mo. Ø \$	per monti		(23)		
008.	Other toxes mo. © \$	per mond		(23)	+	
000.	ma. Ø \$	oer monti		7000		
	TITLE CHARGES:			(24)		
101.	Settlement or closing see to			(25)		
102.	Abstract or title search to			(26)		
103.	Title grammation to			(26)		
104.	Yitle insurance binder to					
105.	Document preparation to			(27)		
108.	Notary Fees to					
107.	Attorney s Fees to					
	fincindes above items No:		,		-	and the same
108.	Title insurance to			(28)		
	finclades above Hems Ivo:				To SPECIAL SEC	
109.	Lender's coverage 8			(28)	······································	
110.	Owner's coverage \$			(28)	- AN 12 - 13	# 12-12-13
111.				(29)		
	GOVERNMENT RECORDING AND TRANS	SFER CHARGES:				
201.		: Mortgage \$; Releases S			I
202		: Mongage S				
203.		: Mortgage S				
204.	- Local S					T
	ADDITIONAL SETTLEMENT CHARGES:					
300.						Т
301. 302.	Survey to					
	Pest inspection to			(20)		
303.	TOTAL COSTI PARAMETERS		15	(30)		
	TOTAL SETTLEMENT CHARGES centered			(31)		
have c	carefully reviewed the Sentement Statement and t	to the best of my knowledge and	nd belief, it is a true	e and accurate	statement of all receipts at	no disbursements
.aac 0.	m my account in this transaction. I further certify	man a have received a copy of t	the Settlement Stati	(ement.		
offow	ver(32)		Seller	(32)	<u></u> -	
o me h	best of knowledge, the Settlement Statement is a	(flic and accurate account and	e funas wareh	t received and	have been disharced by an	re undersigned as par
_	best of knowledge, the Settlement Statement is a settlement of this transaction.	accurate account of the	winco Wet	, and	united to the ti	
the s	emement of this transaction.					
the se	(33)			(33)		

To be used in accordance with <u>RD Instruction 1940-1</u> for the purpose of providing a uniform "Settlement Statement" Lines 100 - 300 which relate to the borrower's transaction may be deleted from the form which will be furnished to the seller and lines 400 - 600 which relate to the seller's transaction may be deleted from the form which will be furnished to the borrower.

INSTRUCTION FOR PREPARATION

- (1) Enter borrower's loan number.
- (2) Enter name and address of borrower.
- (3) Enter name and address of seller if a transfer of real estate is involved.
- (4) Insert Field Office address.
- (5) Enter location of property which is the subject of the loan.
- (6) Enter the name and address of settlement agent; address of "place of settlement".
- (7) Insert date of closing or settlement.
- (8) Enter purchase price only.
- (9) Completed when loan is made in part to build a structure.
- (10) Complete when the buyer will reimburse the seller for a pro rata portion of taxes, assessments or insurance paid in advance by the seller.
- (11) Fill in any downpayment made by borrower.
- (12) Insert in Line 202 the Agency loan. This is the amount of the Promissory Note. Items deducted from the loan check may be listed in Lines 801 810.
- (13) Lines 210 215 are for items not yet paid and which the buyer will pay; portions of which are chargeable to seller by proration.
- (14) Instructions for lines 106 111 in (item 10) also apply to lines 406.
- (15) If the seller's real estate broker holds an earnest money deposit exceeding the commission owed him, and will tender the excess deposit directly to the seller rather than through the settlement agent, enter the amount of excess deposit on line 501.
- (16) Lines 506 508 may be used for additional liens which may be paid off through settlement or to show funds withheld by the settlement agent in escrow for items incurred by the seller, which cannot be pro rated.
- (17) Instructions for 510 515 (Item 12) are same as those for lines 210 215.
- (18) Insert in lines 701 and 702 the commission that will be paid and to whom. Total Commission is listed in Line 703.
- (19) When credit report fee is paid through the Agency by deducting from loan check, insert "Agency" and amount deducted from loan check. Otherwise, insert name of agency and amount paid.

INSTRUCTIONS FOR PREPARATION (Cont'd)

- (20) (No entry will be made on line 805).
- (21) Insert in Line 809 the amount of Tax Service fee.
- (22) Insert name of carrier and premium paid.
- (23) Insert in Lines 1001 1008 escrow items.
- Line 1100. In many jurisdictions the same person (e.g., an attorney or a title insurance company) performs several of the services listed in this section, and makes a single undifferentiated charge for so doing. In such cases, enter the overall fee on line 1107 (for attorneys) or line 1108 (for title companies and enter on the line provided the item numbers of the services listed which are covered in the overall fee. In such cases no amounts should be entered for the individual items which are covered by overall fees.
- Enter here the fee of the person or firm conducting the settlement. In some jurisdictions this is termed a closing or escrow fee. If two or more persons or firms make charges in connection with the same transaction, enter total charges in the appropriate columns, and indicate the breakdown of charges on the line after the word "to".
- (26) <u>Lines 1102 and 1103</u>. In some jurisdictions the same person (e.g., an attorney) both searches the title (that is, performs the necessary research in the records) and examines title (that is, makes a determination as to what matters affect title, and provides a title report or opinion). If such a person charges only one fee for both services, searching and examination, they should be listed separately.
- (27) Enter charges for preparation of deeds, mortgages, notes, etc.. If more than one person receives a fee for such work in the same transaction, show the total paid in the appropriate column and the individual charges on the line following the word "to".
- (28) <u>Lines 1108 1110</u>. Enter the total charge for title insurance (except the cost of the title binder) on line 1108. Enter on line 1109 and 1110 the individual charges for the lender's and owner's policies.
- (29) <u>Lines 1111 1112</u>. These lines are for entry of other title charges not already itemized. Examples in some jurisdictions would include a fee to a private tax service, a fee to a county tax collector for a tax certificate, and a fee to a public title registrar for a certificate of title under a Torrens Act. Show the lender's attorney's fee, if any, on line 1107 and other attorney's fees, if any, on lines 1111 1112, if disbursed at settlement.
- (30) <u>Line 1303 1304</u>. Enter on these lines any other settlement charges not referable to the categories listed above on the form. Examples would include structural inspections for the buyer's benefit or pre-sale inspection of heating, plumbing, or electrical equipment. These inspection charges may include a fee for insurance or warranty coverage.
- (31) <u>Line 1400</u>. Enter the total settlement charges paid from borrower's funds and seller's funds. These totals are also entered on lines 103 and 502, respectively, in Section J and K.
- (32) Borrower and seller sign original settlement statement.
- (33) Closing agent must sign and date original.