

A. Settlement Statement

WinClose
 Fee Simple Software, Inc
 (205) 823-7439

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"/> RHS	3. <input type="checkbox"/> Conv. Unins	File Number	Loan Number	FHA/VA Case Number	Mortgage Ins. Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		9481	31000378958		

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 "POC" were paid outside of closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: Jessamine-South Elkhorn Water District

E. NAME AND ADDRESS OF SELLER:
 (SELLER TIN:)

F. NAME AND ADDRESS OF LENDER: Central Bank & Trust Co.
 300 West Vine Street
 Lexington, Kentucky 40507

G. PROPERTY LOCATION: 802 S Main St
 Tax ID: 059-10-01-001.00 Nicholasville, Kentucky 40356

H. SETTLEMENT AGENT: The Law Offices of William Miles Arvin
 PHONE: 108 West Maple Street
 (TIN:) Nicholasville, Kentucky 40356
PLACE OF SETTLEMENT: 108 West Maple Street
 Nicholasville, Kentucky 40356

I. SETTLEMENT DATE: September 29, 2014 **Disbursement Date:** September 29, 2014

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 (line 1400)	\$2,748.00	403. * (Gross Proceeds-)
104. Payoff Loan # 0005059100	\$406,524.00	404.	
105.		405.	
ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:		ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE	
106. City/town taxes	to	406. City/town taxes	to
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:	\$409,272.00	420. GROSS AMOUNT DUE TO SELLER:	\$0.00
200. AMOUNTS PAID ON OR ON BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$411,000.00	502. Settlement charges to seller (line 1400)	\$0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1st mortgage loan	
205.		505. Payoff 2nd mortgage loan	
206.		506.	
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.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER:	\$411,000.00	520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER:	\$0.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from borrower (line 120)	\$409,272.00	601. Gross amount due to seller (line 420)	\$0.00
302. Less amount paid by/for borrower (line 220)	\$411,000.00	602. Less reductions in amount due seller (line 520)	\$0.00
303. CASH (<input type="checkbox"/> FROM) (<input checked="" type="checkbox"/> TO) BORROWER:	\$1,728.00	603. CASH (<input type="checkbox"/> TO) (<input checked="" type="checkbox"/> FROM) SELLER:	\$0.00

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.

SUBSTITUTE FORM 1099 STATEMENT: The information contained in Blocks E, G, H, and I and on line 401 (of if line 401 is asterisked, lines 403 and 404) 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 is has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale of Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040). You are required by law to provide [see box E] your correct taxpayer identification number. If you do not provide [see box E] your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Seller's Signature

L. SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSIONS:					
Based on price: @ 0.000% =					
Division of Commission (Line 700) as follows:					
701.	to:				
702.	to:				
703. Commission paid at settlement					
704.					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:					
801.	Loan origination fee	to Central Bank & Trust Co.		\$250.00	
802.	Loan discount				
803.	Appraisal fee	to Realty Research		\$1,500.00	
804.	Credit report				
805.	Flood Certification:	to LPS National Flood		\$10.00	
806.	Appraisal Review Fee	to Rogers Realty Group		\$300.00	
807.					
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
817.					
818.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:					
901.	Interest from	to	2 days @		
902.	Mortgage Insurance premium for	mos. to			
903.	Hazard Insurance premium for	yrs. to			
904.	Flood Insurance premium for	yrs. to			
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	Flood insurance	months @	per month		
1007	School property taxes	months @	per month		
1008	Village property taxes	months @	per month		
1009	Aggregate adjustment			\$0.00	
1100. TITLE CHARGES:					
1101	Settlement or closing fee			\$0.00	
1102	Settlement or closing fee				
1103	Title examination:				
1104	Title insurance binder:				
1105	Document preparation:				
1106	Notary fees:				
1107	Attorney's fees				
	(includes above item Numbers)			
1108	Title insurance				
	(includes above item Numbers)			
1109	Lender's coverage				
1110	Owner's coverage				
1111	Municipal tax on title ins.				
1112	Attorney Fee	to Law Office of William Arvin		\$650.00	
1113					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:					
1201	Recording Deed	\$0.00 Mortgage	\$38.00 Rel.	\$0.00	\$38.00
1202	City/county tax/stamps	Deed Mortgage			
1203	State tax/stamps	Deed Mortgage	\$0.00		
1204					
1205					
1300. ADDITIONAL SETTLEMENT CHARGES:					
1301	Survey			\$0.00	
1302	Pest inspection				
1303					
1304					
1305					
1306					
1307					
1400. TOTAL SETTLEMENT CHARGES:				\$2,748.00	\$0.00