

<b>A.</b> <b>U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT</b> <b>SETTLEMENT STATEMENT</b>	<b>B. TYPE OF LOAN:</b>				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 07-11098			7. LOAN NUMBER:	
8. MORTGAGE INS CASE NUMBER:					

**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 the closing; they are shown here for informational purposes and are not included in the totals.  
1.0 3/98 (07-11098.PFD/07-11098/3)

<b>D. NAME AND ADDRESS OF BORROWER:</b>  Samuel L. Jackson Louise Jackson	<b>E. NAME AND ADDRESS OF SELLER:</b>  Adam J. Brown Sally Brown	<b>F. NAME AND ADDRESS OF LENDER:</b>  Countrywide Home Loans
<b>G. PROPERTY LOCATION:</b> 212 Abrams Drive Cincinnati, Ohio 45227 Hamilton County Parcel No.: Tax ID No.:	<b>H. SETTLEMENT AGENT:</b> 36-4542189 Classic Title Agency, LLC  <b>PLACE OF SETTLEMENT</b> 7265 Kenwood Road, Suite 150 Cincinnati, Ohio 45236 513-984-0440	<b>I. SETTLEMENT DATE:</b>  March 25, 2007

J. SUMMARY OF BORROWER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>	
101. Contract Sales Price	240,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	5,182.23
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to
107. County Taxes	to
108. Assessments	to
109. 2007 Assn. dues 03/25/07 to 01/01/08	278.14
110.	
111.	
112.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>	<b>245,460.37</b>
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>	
201. Deposit or earnest money	2,000.00
202. Principal Amount of New Loan(s)	200,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to
211. County Taxes	07/01/06 to 03/25/07
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. TOTAL PAID BY/FOR BORROWER</b>	<b>204,163.83</b>
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>	
301. Gross Amount Due From Borrower (Line 120)	245,460.37
302. Less Amount Paid By/For Borrower (Line 220)	( 204,163.83)
<b>303. CASH ( X FROM ) ( TO ) BORROWER</b>	<b>41,296.54</b>

K. SUMMARY OF SELLER'S TRANSACTION	
<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
401. Contract Sales Price	240,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409. 2007 Assn. dues 03/25/07 to 01/01/08	278.14
410.	
411.	
412.	
<b>420. GROSS AMOUNT DUE TO SELLER</b>	<b>240,278.14</b>
<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	18,420.63
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage to US Bank	189,456.00
505. Payoff of second Mortgage	
506.	
507. Home Warranty to AHS	425.00
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes	to
511. County Taxes	07/01/06 to 03/25/07
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	<b>210,465.46</b>
<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
601. Gross Amount Due To Seller (Line 420)	240,278.14
602. Less Reductions Due Seller (Line 520)	( 210,465.46)
<b>603. CASH ( X TO ) ( FROM ) SELLER</b>	<b>29,812.68</b>

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. 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 COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Borrower \_\_\_\_\_  
 Samuel L. Jackson  
 \_\_\_\_\_  
 Louise Jackson

Seller \_\_\_\_\_  
 Adam J. Brown  
 \_\_\_\_\_  
 Sally Brown

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Classic Title Agency, LLC  
 Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

<b>L. SETTLEMENT CHARGES</b>				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<b>700. TOTAL COMMISSION Based on Price</b>	\$	240,000.00	@ 7.0000 %	16,800.00	
<i>Division of Commission (line 700) as Follows:</i>					
701. \$ 16,800.00	to	RE/MAX Unlimited (less \$2000 e.m.)			
702. \$	to	RE/MAX Unlimited			
703. Commission Paid at Settlement					16,800.00
704.	to				
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					
801. Loan Origination Fee	1.0000 %	to	Countrywide Home Loans	2,000.00	
802. Loan Discount	%	to			
803. Appraisal Fee		to	Countrywide Home Loans	POC \$350.00b	
804. Credit Report		to	Countrywide Home Loans	POC \$16.50b	
805. Lender's Inspection Fee		to			
806. Mortgage Ins. App. Fee		to			
807. Underwriting Fee		to			
808. Tax Service Fee					
809. Courier Fee					
810. Flood Certification		to	Countrywide Home Loans	20.00	
811. Yield Spread Premium					
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901. Interest From	03/25/07	to	04/01/07	@ \$ 34.246580/day ( 7 days 6.2500%)	239.73
902. Mortgage Insurance Premium		for		months to	
903. Hazard Insurance Premium		for	1.0 years	to Estimated Insurance Premium	POC \$600.00b
904.					
905.					
<b>1000. RESERVES DEPOSITED WITH LENDER</b>					
1001. Hazard Insurance	3.000	months @ \$	50.00	per month	150.00
1002. Mortgage Insurance		months @ \$		per month	
1003. City/Town Taxes		months @ \$		per month	
1004. County Taxes	6.000	months @ \$	224.17	per month	1,345.00
1005. Assessments		months @ \$		per month	
1006.		months @ \$		per month	
1007.		months @ \$		per month	
1008. Aggregate Adjustment		months @ \$		per month	-150.00
<b>1100. TITLE CHARGES</b>					
1101. Settlement or Closing Fee		to	Classic Title Agency, LLC	175.00	
1102. Abstract or Title Search		to			
1103. Title Examination		to	Classic Title Agency, LLC	120.00	
1104. Title Insurance Binder		to	Classic Title Agency, LLC	50.00	
1105. Document Preparation		to			
1106. Notary Fees		to			
1107. Attorney's Fees		to			
<i>(includes above item numbers: )</i>					
1108. Title Insurance		to	Classic Title Agency, LLC	762.50	795.13
<i>(includes above item numbers: )</i>					
1109. Lender's Coverage	\$	200,000.00		100.00	
1110. Owner's Coverage	\$	240,000.00		1,457.63	
1111. EPA /PUDEndorsement		to	Classic Title Agency, LLC	125.00	
1112. Survey Endorsement		to	Classic Title Agency, LLC	50.00	
1113. Mandated S. B. 185 CPC		to	.	35.00	
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201. Recording Fees: Deed \$	*	Mortgage \$	*	Releases \$	
1202. City/County Tax/Stamps: Deed		720.50	Mortgage	transfer tax	720.50
1203. State Tax/Stamps: Deed			Mortgage		
1204. Recording & Handling Fee*		to	Classic Title Agency, LLC	230.00	
1205.					
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301. Survey		to			
1302. Pest Inspection		to			
1303. Deed Preparation		to	Gittinger & Taulbee, LLC		75.00
1304. Delivery/Processing Fee		to	Classic Title Agency, LLC	30.00	
1305. Processing & Delivery fee		to	Classic Title Agency, LLC	payoff	30.00
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>				<b>5,182.23</b>	<b>18,420.63</b>

\_\_\_\_\_  
Classic Title Agency, LLC  
Settlement Agent

Certified to be a true copy.

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