

A. Settlement Statement

U.S. Department of Housing And Urban Development

OMB No. 2502-0265

B. Type of Loan				6. File Number: 07709		7. Loan Number:		8. Mortgage Ins. Case No.:	
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.									
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: Walton Woods LLC, 2519 Lucky John Drive, Park City, UT 84060						F. Name & Address of Lender:			
						G. Property Location: 1178 Walton Road Morristown, VT 05661-8809			
E. Name & Address of Seller: Emil Swift, 1178 Walton Road, Morristown, VT 05661-8809 Michele Swift, 1178 Walton Road, Morristown, VT 05661-8809						H. Settlement Agent: Wiener & Slater Law Offices, PLLC 110 Main St., Suite 4F Burlington, VT 05401			
						Name: Phone: Place of Settlement: Wiener & Slater Law Offices, PLLC 110 Main St., Suite 4F Burlington, VT 05401			
I. Settlement Date: 10/08/2021				Disbursement Date: 10/08/2021					
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		1,211,000.00			401. Contract sales price		1,211,000.00		
102. Personal property					402. Personal property				
103. Settlement charges to borrower (line 1400)		22,735.50			403.				
104. November taxes		5,069.68			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		\$1,238,805.18			420. Gross Amount Due to Seller		\$1,211,000.00		
200. Amounts Paid by or In Behalf of Borrower					500. Reductions in Amount Due to Seller				
201. Deposit or earnest money		50,000.00			501. Excess deposit (see instructions)				
202. Principal amount of new loan(s)		0.00			502. Settlement charges to seller (line 1400)		73,650.00		
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. City/town taxes		07/01/2021 to 10/07/2021			510. City/town taxes		07/01/2021 to 10/07/2021		
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		\$52,750.22			520. Total Reduction Amount Due Seller		\$76,400.22		
300. Cash at Settlement from/to Borrower					600. Cash at Settlement to/from Seller				
301. Gross amount due from Borrower (line 120)		\$1,238,805.18			601. Gross amount due to Seller (line 420)		\$1,211,000.00		
302. Less amounts paid by/for Borrower (line 220)		(\$52,750.22)			602. Less reductions in amounts due Seller (line 520)		(\$76,400.22)		
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		\$1,186,054.96			603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller		\$1,134,599.78		

Buyer's Initials _____

Seller's Initials _____

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.

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 \$1,211,000.00 @ 6% = 72,660.00					
Division of commission (line 700) as follows:					
701. \$36,330.00 to Pall Spera Company Realtors, LLC					
702. \$36,330.00 to Susan Martin and Co. Realtors					
703. Commission paid at Settlement					
704.					72,660.00
800. Items Payable In Connection With Loan					
801. Loan Origination Fee %					
802. Loan Discount %					
803.					
804.					
805.					
806.					
807.					
900. Items Required By Lender To Be Paid In Advance					
901. Daily interest charges from to @ /day days					
902. Mortgage Insurance Premium for mo. to					
903. Hazard Insurance Premium for yrs. to					
904. 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. months @ per month					
1005. months @ per month					
1006. months @ per month					
1007. months @ per month					
1008. Aggregate Adjustment					
1100. Title Charges					
1101. Settlement or closing fee to Wiener & Slater Law Offices, PLLC				1,000.00	
1102. Abstract or title search to					
1103. Title examination to					
1104. Title insurance binder to Marc E. Wiener Agent for STGC				4,131.00	
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to					
(Includes above item Numbers:)					
1108. Title insurance to First American Title Insurance Company				0.00	0.00
(Includes above item Numbers:)					
1109. Lender's coverage \$0.00 Loan Premium: \$0.00					
1110. Owner's coverage \$0.00 Owner's Premium: \$0.00					
1111.					
1112. Sellers attorneys fees to Black & Govoni					975.00
1113. Title Agent Commission to Wiener & Slater Law Offices, PLLC					
1200. Government Recording and Transfer Charges					
1201. Recording Fees: Deed: Mortgage: Release:				45.00	
1202. City/County tax/stamps: Deed: Mortgage:					
1203. State tax/stamps: Deed: Mortgage:				17,559.50	
1204. POA					15.00
1300. Additional Settlement Charges					
1301. Survey					
1302. Pest Inspection					
1303.					
1304.					
1305.					
1306.					
1307.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$22,735.50	\$73,650.00

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 copy of the HUD-1 Settlement Statement (pages 1 and 2).

Borrower(s):
Walton Woods LLC

Seller(s):

Emil Swift
Emil Swift

Michele Swift
Michele Swift

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.
Settlement Agent: _____ Date: 10/08/2021



VERMONT DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE SAFETY
Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team
firesafety.vermont.gov



CERTIFICATION OF COMPLIANCE

With the Requirements of the Law for Smoke and Carbon Monoxide (Detectors) Alarms in Single Family Owner-Occupied Dwellings

This form shall be used for all new dwellings and dwellings that are sold or transferred after January 1, 2009 to comply with the requirements in 9 VSA § 2882 & §2883.

All previous forms should be discarded

Date: _____
Date of Closing: 10/8/2021
☐ New Construction ☒ Sale or Transfer

For Technical Assistance Regarding Smoke and Carbon Monoxide (Detectors) Alarms visit firesafety.vermont.gov or contact the Division of Fire Safety

Name of Building/Site:	_____
Physical Location:	<u>1178 Walton Road</u>
(9-1-1 Address)	Street Name and Number,
	<u>Morristown, VT 05661</u>
	City/town, State, Zip Code
Name of Seller:	<u>EMIL SWIFT and MICHELE SWIFT</u>
Name of Buyer:	<u>ERIC C. MORGAN</u>

SMOKE ALARMS	CARBON MONOXIDE ALARMS	OPERATIONAL
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Photoelectric-only type Smoke (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms and on each level of the dwelling. Date of Installation or Manufacture Date _____	One or more Carbon Monoxide (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms in the dwelling. Date of Installation or Manufacture Date _____	All Smoke and Carbon Monoxide (Detectors) Alarms have been tested in accordance with the manufacturer's instructions and are in good working order.

CERTIFICATION FROM THE SELLER

I / We, EMIL SWIFT and MICHELE SWIFT by Graham Hayes Govoni the seller(s) of the above described dwelling certify under oath that the above described dwelling is provided with properly operating Smoke and Carbon Monoxide (Detectors) Alarms installed in accordance with the manufacturer's instructions and as required in state law, 9 VSA § 2882 & § 2883

Emil Swift by G. Govoni 10/7/21 Michele Swift by G. Govoni 10/7/21
Signature of Seller or legal representative Date Signature of Seller or legal representative Date

ACKNOWLEDGEMENT OF RECEIPT OF THE CERTIFICATION

We have received a copy of this certification and agree to notify the seller by certified mail within ten days of the date of conveyance of the property that the dwelling lacks Smoke or Carbon Monoxide (Detector) Alarms or that the (Detectors) Alarms are not operable.

[Signature]
Signature of Buyer or legal representative

10/8/21
Date

Signature of Buyer or legal representative

Date