## Supervision Contraction

## A. Settlement Statement (HUD-1)

B. Ty	/pe of Loan					
1.	FHA   2.   RHS   3.   X   CONV. UNINS.     VA   5.   CONV. INS.	6. File Number: CEN154-769			8. Mortgage Insurance Case Number:	
C. Note	: This form is furnished to give you a statement of a				l nt agent are shown. Items marked "(p.o.c.)" w	ere paid outside
the closing; they are shown here for informational purposes and are not included inD. Name & Address of Borrower: Marcin Property Management, L.P., a Pennsylvania Limited Partnership P.O. Box 563 Enola, PA 17025-0563E. Name & Address of Seller: H. Richard Cline 5061 Sandman Drive Bld 					F. Name & Address of Lender: BLANK	
G. Property Location: 506 Berkshire Lane Mechanicsburg, Pennsylvania 17050 Final Subdivision Plan for John K. Landis and Guy K. Decker, Jr., as revised in August 13, 1976, Book 28, Page 115, Cumberland County,		17112				
		Place of Settlement: T.A. of Central PA, LLC 530 North Lockwillow Av Harrisburg, Pennsylvania Phone: (717) 724-3724		2		
J.	Summary of Buyer's Transaction		к.	K. Summary of Seller's Transaction		
	Bross Amount Due From Buyer:			Gross Amount		
	Contract Sales Price	396,000.00		Contract Sales		396,000.00
	Personal Property Settlement Charges to Buyer (line 1400)	6,542.00		Personal Prop	eny	
	djustments for Items Paid by Seller in A			djustments for	Items Paid by Seller in Advance:	
106.	2013 County/Township Taxes Dec 11, 20		406.		ownship Taxes Dec 11, 2013 thru	53.13
	Dec 31, 2013			Dec 31, 2013	- <b>T</b>	00.10
<u>107.</u> 108.	County / Parish Taxes Assessments		407.		n Taxes	
109.	2012 14 Sebeel Texas Dec 11, 2012 thru, Jun 20				ol Taxes Dec 11, 2013 thru Jun 30,	1,954.96
2014           110.         Sewer/Trash - 4th Qtr Dec 11, 2013 thru Dec 31, 2013		410.		4th Qtr Dec 11, 2013 thru Dec 31,	212.35	
111.		411.				
120. Gross Amount Due from Buyer:404,762.44		420.	Gross Amoun	t Due to Seller:	398,220.44	
200.	Amounts Paid by or in Behalf of Buyer:		500.	Reductions in	Amount Due to Seller:	
		20,000.00			it (see instructions)	
	Principal Amount of New Loan				arges to Seller (Line 1400)	28,492.03
_203.	Existing Loan(s) taken subject to		503.	Existing Loan(	s) taken subject to	
Security Deposits - transferred off HUD-1 (POC 204. seller to buyer \$4415.00 ; 6 Sec Dep and 3 Pet Sec Dep)		504.	Payoff of First	Mortgage Loan n/a		
205.	<u>Sec Dep)</u> 205.		505.	Pavoff of Seco	nd Mortgage Loan	
206.				6. Purchase Money Mortgage		
007			507		sits - transferred off HUD-1 (POC	
207.			507.	Sec Dep)	\$4415.00 ; 6 Sec Dep and 3 Pet	
A	djustments for Items Unpaid by Seller:		A		Items Unpaid by Seller:	
210.	City / Town Taxes		510.	City / Town Ta	xes	
				County / Parish	n Taxes	
212.	Assessments Monthly Rent - 506 Berkshire Dec 11, 20	13 thru 474.19			506 Berkshire Dec 11, 2013 thru	474.19
214.	Dec 31, 2013 214 Monthly Rent - 508 Berkshire Dec 11, 2013 thru 440.32		514.		508 Berkshire Dec 11, 2013 thru	440.32
215.	211         Dec 31, 2013         440.32           215.         Monthly Rent - 510 Berkshire Dec 11, 2013 thru         403.06		515.		510 Berkshire Dec 11, 2013 thru	403.06
210:         Dec 31, 2013         400.00           216:         Monthy Rent - 512 Berkshire Dec 11, 2013 thru         474.19				512 Berkshire Dec 11, 2013 thru	474.19	
217.	Dec 31, 2013 17 Monthly Rent - 514 Berkshire Dec 11, 2013 thru 403.06				514 Berkshire Dec 11, 2013 thru	403.06
218.	Dec 31, 2013 Monthly Rent - 516 Berkshire Dec 11, 20				516 Berkshire Dec 11, 2013 thru	440.32
Dec 31, 2013			Dec 31, 2013 Total Reduction	ons in Amount Due Seller:	31,127.17	
			510.			
	Cash at Settlement from / to Buyer:				nent to / from Seller:	
301.	Gross Amount due from Buyer (line 120)	404,762.44			due to Seller (line 420)	398,220.44
302.	Less Amount Paid by/for Buyer (line 220)	) 22,635.14	602.	Less Reduction	ns Amount due Seller (line 520)	31,127.17
303.	Cash From Buyer:	\$382,127.30	603.	Cash To Selle	er:	\$367,093.27

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. 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. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

Buyer Initials:	Joseph S. Marcin
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Seller Initials: H. Richard Cline

L. 700. T	Settlement Charges otal Sales / Broker's Commission: \$17,820.00	Paid from Buyer's	Paid from Seller's
	ivision of Commission (line 700) as follows	Funds at	Funds at
	6,930.00 to Keller Williams of Central PA East (1.75)	Settlement	Settlement
	10,890.00 to KW Commercial Tri State (2.75)		
703.	Commission Paid at Settlement		17,820.00
	Additional Commission to Keller Williams of Central PA East		250.00
	Additional Commission to KW Commercial Tri State	100.00	
	Listing Broker Commission - referral fee to AGI Real Estate		3,960.00
	ems Payable in Connection with Loan:		
801.	Our origination charge (from GFE #1) \$0.00		
802.	Your credit or charge (points) for the specific interest rate chosen (from GFE #2) \$0.00		
803	Your adjusted origination charges (from GFE #A)		
	Appraisal Fee		
	Credit Report		
	Tax Service		
	Flood Certification		
	ems Required by Lender to be Paid in Advance:		
	Daily interest charge from Dec 10, 2013 (from GFE #10)		
	Mortgage Insurance Premium (from GFE #3)		
	Homeowner's Insurance (from GFE #11)		
	Reserves Deposited with Lender:		
	Initial deposit for your escrow account (from GFE #9)		
	Homeowner's Insurance		
	Mortgage Insurance		
	Property Taxes		
	School Taxes		
100. T	itle Charges:		
	Title services and lender's title insurance (from GFE #4)	35.00	
	Settlement or Closing Fee \$		
1103.	Owner's Title Insurance (First American Title Insurance Company) (from GFE #5)		
	to T.A. of Central PA, LLC	2,380.00	
	Lender's Title Insurance (First American Title Insurance Company) Lender's Premium \$		
	Lender's Title Policy Limit \$		
	Owner's Title Policy Limit \$396,000.00		
	Agent's Portion of the Total Title Insurance Premium \$2,023.00		
	Underwriter's Portion of the Total Title Insurance Premium \$357.00		
	Tax Cert Reimbursment		
	to T.A. of Central PA, LLC		10.00
	Deed Preparation Fee & POA Prep		
	to T.A. of Central PA, LLC		160.00
1200. 0	overnment Recording and Transfer Charges:		
1201.	Government Recording Charges (from GFE #7)	67.00	
1202.	Deed \$67.00 Mortgage \$0.00 Releases \$0.00		
	Transfer Taxes (from GFE #8)	3,960.00	
	City/County tax/stamps Deed \$3,960.00 Mortgage \$0.00		
1205.	State tax/stamps Deed \$3,960.00 Mortgage \$0.00		3,960.00
	Other Tax 1		
1207.	Other Tax 2		
1300. A	dditional Settlement Charges:		
	Required services that you can shop for (from GFE #6)		
1302.	Survey		
1303.	Pest Inspection		
1304.	2013 County/Township Taxes		
	to Michael Langan, Tax Collector (poc \$923.40 by Seller)		
1305.	2013-14 School Taxes (3rd installment due)		
	to Michael Langan, Tax Collector		1,214.29
1306.	Sewer/Trash - 4th qtr		
	to Hampden Township Utilities		930.30
1307.	Sewer/Trash - late fees & penalty		
	to Hampden Township Utilities		187.44

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 HUD-1 Settlement Statement.

Marcin Property Management, L.P.

Buyer:

Joseph S. Marcin, General Partner

Seller: H. Richard Cline

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 the instructions of the parties hereto. FA

Settlement Agent:

Abby Wendel

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.

Date: December 10, 2013

Comparison of Good Faith Estimate (GFE) and HUD Charges

Charges That Cannot Increase	HUD Line No.	Good Faith Estimate	HUD
Our origination charge	# 801	0.00	0.00
Your credit or charge (points) for the specific interest rate chosen	# 802	0.00	0.00
Your adjusted origination charges	# 803	0.00	0.00
Transfer taxes	#1203	0.00	3,960.00

Charges That in Total Cannot Increase More Than 10%	HUD Line No.	Good Faith Estimate	HUD
Government Recording Charges	#1201	0.00	67.00
Total			67.00
Increase between GFE and HUD Charges		67.00	100.00%

Charges That Can Change	HUD Line No.	Good Faith Estimate	HUD
Initial deposit for your escrow account	#1001	0.00	0.00
Daily interest charge from Dec 10, 2013	# 901	0.00	0.00

Loan Terms			
Your initial loan amount is	\$		
Your loan term is	0 years		
Your initial interest rate is	0 %		
Your initial monthly amount owed for principal, interest, and	\$ includes		
any mortgage insurance is	[X] Principal		
	[X] Interest		
	[ ] Mortgage Insurance		
Can your interest rate rise?	[X] No. [] Yes, it can rise to a maximum of%. The first change will be on		
	and can change again every after Every		
	change date, your interest rate can increase or decrease by%. Over the life of		
	the loan, your interest rate is guaranteed to never be LOWER than% or		
	HIGHER than%.		
Even if you make payments on time, can your loan balance rise?	[X] No. [ ] Yes, it can rise to a maximum of \$		
Even if you make payments on time, can your monthly	[X] No. [] Yes, the first increase can be on and the monthly amount		
amount owed for principal, interest, and mortgage	owed can rise to \$		
insurance rise?	The maximum it can ever rise to is \$		
Does your loan have a prepayment penalty?	[X] No. [] Yes, your maximum prepayment penalty is \$		
Does your loan have a balloon payment?	[X] No. [] Yes, you have a balloon payment of \$ due in years		
	on		
Total monthly amount owed including escrow account	[X] You do not have a monthly escrow payment for items, such as property taxes		
payments	and homeowner's insurance. You must pay these items directly yourself.		
	[ ] You have an additional monthly escrow payment of \$ that results in		
	a total initial monthly amount owed of \$ This includes principal, interest,		
	any mortgage insurance and any items checked below:		
	[ ] Property taxes [ ]		
	[ ] Flood insurance [ ]		
	[ ] Homeowner's insurance     [ ]		

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.