



# A. Settlement Statement (HUD-1)

OMB Approval No. 2562-0055

B. Type of Loan		6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHC	1497	27764	
3. <input checked="" type="checkbox"/> Conv. Mortg.	4. <input type="checkbox"/> Conc. 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. Fees marked "to be paid" were paid outside the closing. They are shown here for informational purposes and are not included in the total.

D. NAME AND ADDRESS OF BORROWER:	E. NAME AND ADDRESS OF SELLER:	F. NAME AND ADDRESS OF LENDER:
Arnon N. Cherny 45 Riverside Road, Lexington MA 02420	Luzan L. Leape and Martha P. Leape 1010 Walham Street, Lexington MA 02421	Boston Private Bank & Trust Company 10 Post Office Square, Boston MA 02109
G. PROPERTY LOCATION:	H. SETTLEMENT AGENT:	I. Settlement Date:
224 Massachusetts Drive, Unit 404, Cambridge MA 02138	Adrian Loria & Wolman 20 Park Plaza, Suite 800, Boston MA 02118 (617) 350-1828	07/15/2014
	J. Place of Settlement:	K. Disbursement Date:
	20 Park Plaza, Suite 800, Boston MA 02118	07/15/2014

J. Summary of Borrower's Transactions		K. Summary of Seller's Transactions	
303. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
304. Default sales price	1,100,000.00	401. Current sales price	1,100,000.00
305. Personal Property		402. Personal property	
306. Settlement charges to borrower (line 1400)	7,785.40	403.	
307.		404.	
308.		405.	
309. Adjustments for items sold by seller in advance		406. Adjustments for items paid by seller in advance	
310. City/town taxes		407. City/town taxes	
311. County taxes		408. County taxes	
312. Assessments		409. Assessments	
313. Maintenance Fees 7/15/2014 - 7/31/2014	1,915.00	410. Maintenance Fees 7/15/2014 - 7/31/2014	1,915.00
314.		411.	
315.		412.	
316. Gross Amount Due From Borrower	1,107,785.40	420. Gross Amount Due To Seller	1,107,070.02
320. Amounts Paid By Or In Behalf Of Borrower		421. Reduction in Amount Due To Seller	
321. Deposit or earnest money received from Real Estate	65,000.00	501. Excess deposit (see instructions)	
322. Principal amount of new loan(s)	105,000.00	502. Settlement charges to seller (line 1400)	7,185.00
323. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
324.		504. RHY Mutual Wealth Management	376,587.32
325.		505.	
326.		506. Deposit retained by seller	65,000.00
327.		507.	
328.		508.	
329.		509.	
330. Adjustments for items unpaid by seller		510.	
331. City/town taxes		511. Adjustments for items unpaid by seller	
332. County taxes		512. City/town taxes	
333. Assessments		513. County taxes	
334.		514. Assessments	
335.		515.	
336.		516.	
337.		517.	
338.		518.	
339.		519.	
340. Total Paid By/For Borrower	694,000.00	520. Total Reduction Amount Due Seller	437,728.32
350. Cash At Settlement From/To Borrower		521. Cash At Settlement From/To Seller	
351. Gross Amount due from borrower (line 320)	1,107,785.40	522. Gross Amount due to seller (line 420)	1,101,070.00
352. Less amounts paid by/for borrower (line 320)	694,000.00	523. Less reduction in amount due seller (line 520)	437,728.32
353. CASH From Borrower/To	614,785.40	524. CASH To SELLER	663,282.46

The Public Reporting Burden for this collection of information is estimated to average 30 minutes per response for collecting, reviewing, and reporting the data. This information is required to complete this form, unless it displays already used OMB control number. No confidentiality is provided. This is designed to provide the parties to RESPA covered transaction with information during the settlement process.

*Arnon N. Cherny*  
Borrower Arnon N. Cherny

*Luzan L. Leape*  
Seller Luzan L. Leape

*Martha P. Leape*  
Seller Martha P. Leape

*by Matthew J. Ray*  
POA

CO-op fee - 16,500.00

L. SETTLEMENT CHARGES				Paid From	Paid From
796. Total Real Estate Broker Fees				Borrower's	Seller's
Division of commission (line 700) as follows:				Funds at	Funds at
				Settlement	Settlement
797.	\$27,800.00	to Homeowner Real Estate			
798.	\$27,800.00	to the Seller			
799.	Commission paid at settlement (EMD \$50,000.00 to Homeowner Real Estate P.O.C.)				
799.					
800.					
801.	Items Payable in connection with Loan				
801.	Our Origination Charge	\$225.00	from GFE #1		
802.	Your credit or charge (points) for the specific interest rate chosen		from GFE #2		
803.	Your adjusted origination charge		from GFE #3	225.00	
804.	Appraisal Fee (to Marc S. Estner)		from GFE #3	550.00	
805.	Credit Report Fee (to First National Data)		from GFE #3	18.27	
806.	Tax Related Service Fee (to CoreLogic Tax Service Corp)		from GFE #3	16.00	
807.	Flood Certification (to CoreLogic Flood Data Service)		from GFE #3	13.00	
808.			from GFE #3		
809.	Insurance Tracking to Loan & Mover		from GFE #3	60.00	
810.	Items Retained by Lender To Be Paid In Advance				
811.	Daily interest charge From 07/11/2014 To 07/10/2014 19 days @ \$90.82/day		from GFE #10	1,001.13	
812.			from GFE #3		
813.			from GFE #11		
814.			from GFE #11		
815.					
816.	Reserves Deposited With Lender				
817.	Initial deposit for your escrow account		from GFE #9		
818.	Homeowner's insurance				
819.	Mortgage insurance				
820.	Property taxes				
821.					
822.					
823.	Aggregate Advances	\$0.00			
824.					
825.	Title Charges				
826.	Title services and lender's title insurance		from GFE #4	2,282.25	
827.	Settlement or closing fee (to Adelson Loria & Wetmore)	\$750.00			
828.	Owner's title insurance (to First American Title Insurance Company)		from GFE #5	2,967.75	
829.	Lender's title insurance (to First American Title Insurance Company)	\$1,410.25			
830.	Lender's title policy limit \$275,000.00				
831.	Owner's title policy limit \$1,150,000.00				
832.	Agent's portion of the total title insurance premium \$5,207.50 to Adelson Loria & Wetmore, P.C.				
833.	Underwriter's portion of the total title insurance premium \$1,152.50 to First American Title Insurance Company				
834.	Owner MLD (to City of Cambridge)	\$100.00			
835.	Owner Certificate of Good Standing (to Commonwealth of Massachusetts)				15.00
836.	Government Recording and Transfer Charges				
837.	Government recording charge		from GFE #7	395.00	
838.	Deed Mortgage \$175.00				75.00
839.	Deed Mortgage \$75.00				
840.	Transfer Taxes		from GFE #5		
841.	City/County Transfer Taxes Deed \$5,015.00				5,015.00
842.	City/County Transfer Taxes Deed Mortgage				
843.	Record Notice of Lease (to Middlesex County Registry of Deeds)	\$75.00	from GFE #7		
844.	Record Termination (to Middlesex County Registry of Deeds)		from GFE #7		75.00
845.	Record MLD (to Middlesex County Registry of Deeds)	\$65.00	from GFE #7		
846.	Record Declaration of Homestead (to Middlesex County Registry of Deeds)	\$35.00	from GFE #7		
847.	Record MLD (to Middlesex County Registry of Deeds)	\$65.00	from GFE #7		
848.	Record Certificate of Good Standing (to Middlesex County Registry of Deeds)		from GFE #7		75.00
849.					
850.	Additional Settlement Charges				
851.	Required services that you can shop for		from GFE #8		
852.	Before Attorney Fee (to Law Office of Stephen L. Page)				700.00
853.	Reimbursement of Broker's/Condo Fees (to Raymond Residential)				100.00
854.	Wire Fee (to Adelson Loria & Wetmore PC)				40.00
855.	Origin/Track Discharge Fee (to Adelson Loria & Wetmore PC)				125.00
856.	Post-closing Fee (to Adelson Loria & Wetmore PC)				15.00
857.	Attorney Fee (to Clark, Hunt, Ahern & Gentry)				850.00
858.					
859.	TOTAL SETTLEMENT CHARGES (per on page 165, Section J and 202, Section K)			7,745.49	3,185.00

*[Signature]*  
 Deborah R. Charney

*[Signature]* *[Signature]*  
 Susan L. Leape  
 Martha P. Leape  
 by *[Signature]* L. Page  
 P.O.A.  
 Selu Martin P. Leape

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have owned or will cause the funds to be disbursed in accordance with this statement.  
 \* Items marked "Shop" were paid outside the closing by the indicated party (B= Borrower, L= Lender, M= Broker, S= Seller, O= Other)  
 Previous of item are obsolete  
 Page 2 of 2  
 Date HUD-1 (1/09)

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our Origination Charge	# 801
Your credit or charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charge	# 803
Transfer Taxes	# 1200

Good Faith Estimate	HUD-1
\$95.00	\$25.60
00.00	00.00
\$95.00	\$25.60
00.00	00.00

Charges That in Total Cannot Exceed More Than 10%	
Appraisal Fee to Man & S. Selzer	# 804
Credit Report Fee to Factual Data	# 805
Tax Relief Service Fee to CoreLogic Tax Service Corp	# 808
Flood Certification to CoreLogic Flood Data Services	# 807
Insurance Tracking to Leo & Miron	# 809
Title and/or an if better's life insurance	# 1101
Owner's life insurance	# 1102
Government recording charges	# 1201
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
\$90.00	\$90.00
100.00	19.27
130.00	89.00
13.00	53.00
95.00	61.60
3,086.00	3,282.33
2,307.00	3,877.75
800.00	398.68
6,508.00	4,378.27
or	
\$ - 916.73 - 3,765	

Charges That Can Change	
Daily interest charges	# 801
HomeAnd Insurance	# 810
Initial deposit for your escrow account	# 901

Good Faith Estimate	HUD-1
1,958.60	1,961.13
00.00	00.00
00.00	00.00

Loan Terms	
Your initial loan amount is	\$216,500.00
Your loan term is	35 years
Your initial interest rate is	3.7515%
Your initial monthly amount owed for principal, interest, and my mortgage insurance is	\$8,326.88 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No, <input type="checkbox"/> Yes, it can rise to a maximum of 5%. The first change will be on _____ and can be as high as _____ after. Every change date, your interest rate can increase or decrease by 5%. Over the life of the loan, your interest rate is guaranteed to never be lower than 5% or higher than 8%.
Even if you make payment on time, can your loan balance rise?	<input checked="" type="checkbox"/> No, <input type="checkbox"/> Yes, it can rise to a maximum of \$ _____
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No, <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$ _____ The maximum it can ever rise to is \$ _____
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No, <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No, <input type="checkbox"/> Yes, you have a balloon payment of \$ due in _____ years on _____
Total monthly amount owed including escrow amount payments	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$8,020.32. This includes principal, interest, an mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/>

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

*Baron N. Corsetti*  
 Baron N. Corsetti

LLL / S.R. Co.  
 MPC

Signature: [Handwritten Signature] Date: 7/11/14

\* Data marked "POL" was paid outside the closing by the indicated party (K= Broker, L= Lender, M= Broker, S= Seller, O= Other)  
Previous editions are obsolete Page 3 of 3

Form 1003-1 (1/07)

HUD Settlement Statement Signatures

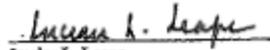
We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement on July 11, 2014.

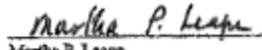
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Borrower(s)

  
Avram N. Chomsky

Seller(s)

  
Lucien L. Leape

  
Martha P. Leape

by Shoppa L Page P/A

Settlement Agent:



Date:

7/11/14