

A. Settlement Statement

U.S. Department of Housing
and Urban Development



Dane County Title Company

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number C-54408	7. Loan Number	8. Mortgage Insurance Case Number
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 and Address of Borrower MADITON AREA CLT CORPORATION	E. Name and Address of Seller STATE OF WISCONSIN	F. Name and Address of Lender CITY OF MADISON 215 MARTIN LUTHER KING BLVD MADISON, WI 53703
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G. Property Location 500 TROY DR MADISON, Wisconsin Dane County, Wisconsin SEC 26-8-9	H. Settlement Agent Dane County Title Company I. Settlement Date 12/28/01
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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	150,000.00	401. Contract sales price	150,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	280.00	403.	
104. Lease pymt -0- so no proration		404. seller tax exempt so no taxpro	
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	150,280.00	420. Gross Amount Due To Seller	150,000.00
200. Amounts Paid By Or In 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)	162,845.00	502. Settlement charges to seller (line 1400)	567.00
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. Appraisal reimb. from seller	625.00	506. Appraisal reimb. to buyer	625.00
207. Envir. Assess. reimb. from seller	1,524.53	507. Envir. Assess. reimb. to buyer	1,524.53
208. Boundary survey reimb. from sel	2,568.00	508. Boundary survey reimb. to buyer	2,568.00
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	167,562.53	520. Total Reduction Amount Due Seller	5,284.53

300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	150,280.00	601. Gross amount due to seller (line 420)	150,000.00
302. Less amounts paid by/for borrower (line 220)	(167,562.53)	602. Less reductions in amt. due seller (line 520)	(5,284.53)
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	17,282.53	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	144,715.47

MADISON AREA CLT CORPORATION

BY: Margaret Pitts
~~Susan Day, President~~ MARGARET PITTS, VICE PRES.

Attest: David Borski
 David Borski, Secretary

STATE OF WISCONSIN

By: Ed Main
 Ed Main, Attorney

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 \$	@	%=			
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		%			
802. Loan Discount		%			
803. Appraisal Fee to					
804. Credit Report to					
805. Lender's Inspection Fee to					
806. Mortgage Insurance Application Fee to					
807. Assumption Fee to					
808.					
809.					
810.					
811.					
900. Items Required By Lender To Be Paid In Advance					
901. Interest from	to	@ \$	/day		
902. Mortgage Insurance Premium for				months to	
903. Hazard Insurance Premium for				years to	
904. Flood Insurance Premium for				years to	
905.					
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.	months @ \$		per month		
1008.	months @ \$		per month		
1009.	months @ \$		per month		
1010.	months @ \$		per month		
1100. Title Charges					
1101. Settlement or closing fee to	Dane County Title Company			75.00	75.00
1102. Abstract or title search to					
1103. Title examination to					
1104. Title insurance binder to					
1105. Document preparation to					
1106. Notary fees to					
1107. Attorney's fees to					
(includes above item numbers:)					
1108. Title insurance	to Dane County Title Company			138.00	450.00
(includes above item numbers:)					
1109. Lender's coverage	\$ 138.00 for \$162,845.15				
1110. Owner's coverage	\$ 450.00 for \$150,000.00				
1111. Municipality Letter - Seller to Dane County Title Company					25.00
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Recording fees: Deed \$ 13.00 ; Mortgage \$ 15.00 ; Releases \$				28.00	
1202. City/county tax/stamps: Deed \$; Mortgage \$					
1203. State tax/stamps: Deed \$; Mortgage \$					
1204. Record deed restrictions					17.00
1205. Record conservation easement				39.00	
1300. Additional Settlement Charges					
1301. Survey to					
1302. Pest Inspection to					
1303.					
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				280.00	567.00

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 HUD-1 Settlement Statement.

MADISON AREA CLU CORPORATION

By: ~~Margaret Pitts~~
~~Susan Day, President~~ MARGARET PITTS
Vice Pres.

STATE OF WISCONSIN

By: Ed Main
Ed Main, Attorney

Attest: David Borski
David Borski, Secretary

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.

Settlement Agent [Signature] Date December 28, 2001

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 or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Initial(s) C-54408
DCMU006

FIRST DATA SYSTEMS, INC.
FDS (Rev. 12/92)

HUD-1, REV. ()
1-615-361-