



1159 14th Avenue, Longview, WA 98632
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“Service is the Difference”

June 19, 2012

HOUSING AUTHORITY OF THE CITY OF LONGVIEW
820 11TH AVENUE
LONGVIEW, WA 98632
ATTN: TOM DRAKE OR CHRISTINA M. PEGG

RE: ESCROW NO.: 00167006-DLD
PROPERTY: 1231 & 1229 VANDERCOOK WAY
LONGVIEW, WA 98632

DEAR HOUSING AUTHORITY OF THE CITY OF LONGVIEW:

THE CLOSING ON THE ABOVE NOTED PROPERTY HAS NOW BEEN COMPLETED. IN CONNECTION THEREWITH, WE ENCLOSE A COPY OF YOUR FINAL CLOSING STATEMENT/HUD, TOGETHER WITH CHECK IN THE AMOUNT OF \$12,443.04.

WE APPRECIATE HAVING HAD THIS OPPORTUNITY TO BE OF SERVICE TO YOU. IF THERE SHOULD BE ANY QUESTIONS, OR WE CAN HELP YOU AGAIN IN THE FUTURE, PLEASE FEEL FREE TO CONTACT US.

SINCERELY YOURS,
COWLITZ COUNTY TITLE COMPANY

Deena L. Dolbey
ESCROW OFFICER

ENC.

COWLITZ COUNTY TITLE COMPANY - Trust Account Longview, Washington 98632
Escrow Branch: 00167006 - 012

Check Date: 06/19/2012 Check No. 000218396

DESCRIPTION	AMOUNT
REFUND	
	\$12,443.04
Check Total	\$12,443.04

Seller/Buyer: /HOUSING AUTHORITY OF THE CITY OF LONGVIEW
Property Address: 1231 & 1229 VANDERCOOK WAY LONGVIEW, WA 98632
Tax Parcel Id: 0-0504 Escrow Officer's Initials: DLD

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

COWLITZ COUNTY TITLE COMPANY

TRUST ACCOUNT
1159 14th AVENUE
LONGVIEW, WASHINGTON 98632
(360) 423-5330

HomeTown National Bank

970 14th Avenue, Longview WA 98632
(360) 414-0716
98-858/1233

000218396

DATE AMOUNT
06/19/2012 *****\$12,443.04**

PAY TWELVE THOUSAND FOUR HUNDRED FORTY-THREE DOLLARS AND 04/100 CENTS.

TO THE
ORDER OF

HOUSING AUTHORITY OF THE CITY OF LONGVIEW *****

1207 COMMERCE AVENUE
LONGVIEW, WA 98632

Escrow Branch: 00167006 - 012

COWLITZ COUNTY TITLE COMPANY
VOID IF NOT CASHED WITHIN SIX MONTHS

SECURE
MICROPRINTED
BORDER

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK - TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈000218396⑈ ⑆123308582⑆ 1017004514⑈

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
COWLITZ COUNTY TITLE COMPANY
1159 14th Avenue

Longview, WA 98632
(360) 423-5330
FINAL

Form Approved OMB No. 2502-0265

PE OF LOAN
1. ☐ FHA 2. ☐ FMHA 3. ☒ CONV. UNINS.
4. ☐ VA 5. ☐ CONV. INS.
6. ESCROW FILE NUMBER:
00167006-012 DLD
7. LOAN NUMBER:
170000969
8. MORTGAGE INSURANCE 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 "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: HOUSING AUTHORITY OF THE CITY OF LONGVIEW
ADDRESS OF BORROWER: 820 11TH AVENUE
LONGVIEW, WA 98632

E. NAME OF SELLER:
ADDRESS OF SELLER:

F. NAME OF LENDER: TWIN CITY BANK
ADDRESS OF LENDER: 729 VANDERCOOK WAY
LONGVIEW, WA 98632
G. PROPERTY LOCATION: 1231 & 1229 VANDERCOOK WAY
LONGVIEW, WA 98632
Cowlitz County 0-0504
LONGVIEW 2 LOT 15, 16, 17, 18, 19 BLK 82
H. SETTLEMENT AGENT: Cowlitz County Title Company
PLACE OF SETTLEMENT: 1159 14th Avenue, Longview, WA 98632
I. SETTLEMENT DATE: 6/19/2012 PRORATION DATE: 6/19/2012 DISBURSEMENT DATE: 6/19/2012

SUMMARY OF BORROWER'S TRANSACTION

SUMMARY OF SELLER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER

101. Contract Sales Price

102. Personal Property

103. Settlement charges to Borrower (line 1400)

104. Payoff to THE BANK OF NEW YORK

105.

ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:

106. City/Town Taxes

107. County Taxes

108. Assessments

109.

110.

111.

112.

113.

114.

115.

120. GROSS AMOUNT DUE FROM BORROWER:

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER

201. Deposit or earnest money

202. Principal amount of new loan(s)

203. Existing loan(s) taken subject to

204.

205.

206.

207.

208.

209.

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

210. City/Town Taxes

211. County Taxes

212. Assessments

213.

214.

215.

216.

217.

218.

219.

220. TOTAL PAID BY/FOR BORROWER:

300. CASH AT SETTLEMENT FROM TO BORROWER

301. Gross amount due from Borrower (line 120)

302. Less amount paid by/for Borrower (line 220)

303. CASH (☐ FROM) (☒ TO) BORROWER:

401. Contract Sales Price

402. Personal Property

403.

404.

405.

ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:

406. City/Town Taxes

407. County Taxes

408. Assessments

409.

410.

411.

412.

413.

414.

415.

420. GROSS AMOUNT DUE TO SELLER:

500.

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

501. Excess deposit (see instructions)

502. Settlement charges to Seller (line 1400)

503. Existing loan(s) taken subject to

504. Payoff of first mortgage loan

505. Payoff of second mortgage loan

506.

507.

508.

509.

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

510. City/Town Taxes

511. County Taxes

512. Assessments

513.

514.

515.

516.

517.

518.

519.

520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER:

600.

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

601. Gross amount due to Seller (line 420)

602. Less reduction in amount due Seller (line 520)

603. CASH (☒ FROM) (☐ TO) SELLER:

1926
74967
↑

L. SETTLEMENT CHARGES										ESCROW**FILE NUMBER: 00167006-012 DLD	
700. TOTAL SALES/BROKER'S COMMISSION:											
BASED ON PRICES											
DIVISION OF COMMISSION (LINE 700) AS FOLLOWS:											
701. \$ to											
702. \$ to											
703. Commission paid at settlement											
704.											
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:										P.O.C.	
801. Loan Origination Fee % to TWIN CITY BANK										7,200.00	
802. Loan Discount Fee											
803. Appraisal Fee to TWIN CITY BANK										(5,000.00)	
804. Credit Report to TWIN CITY BANK										39.80	
805. Lenders Inspection Fee											
806. Mortgage Insurance Application Fee											
807. Assumption Fee											
808. WIRE TRANSFER FEE to TWIN CITY BANK										25.00	
809. RE TAX SERVICE FEE to TWIN CITY BANK										206.00	
810. APPRAISAL REVIEW FEE to TWIN CITY BANK										(450.00)	
811. **See attached for breakdown										2,579.00	
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:										P.O.C.	
901. Interest From to @ \$ /day % (days)											
902. Mortgage Insurance Premium for Month(s) to											
903. Hazard Insurance Premium for Years(s) to											
904.											
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. months @ \$ per month											
1007. months @ \$ per month											
1008. months @ \$ per month											
1100. TITLE CHARGES:										P.O.C.	
1101. Settlement or closing fee to Cowlitz County Title Company										425.00	
1102. Abstract or title search											
1103. Title examination											
1104. Title insurance binder											
1105. Document preparation											
1106. Notary fees											
1107. Attorney's Fees											
(includes above items numbers:)											
1108. Title Insurance to Cowlitz County Title Company										950.00	
(includes above items numbers:)											
1109. Lenders coverage \$ 772,165.81											
1110. Owner's coverage \$											
1111. ESCROW SALES TAX to Cowlitz County Title Company										49.38	
1112. TITLE SALES TAX to Cowlitz County Title Company										75.05	
1113. **See attached for breakdown										200.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:										P.O.C.	
1201. Recording Fees: Deed \$ Mortgage \$ 71.00 Release \$										71.00	
1202. City/County tax/stamps Deed \$ Mortgage \$											
1203. State tax/stamps Deed \$ Mortgage \$											
1204.											
1205. **See attached for breakdown										266.00	
1300. ADDITIONAL SETTLEMENT CHARGES:										P.O.C.	
1301. Survey											
1302. Pest Inspection											
1303. COWLITZ COUNTY TREASURER											
1304.											
1305.											
1306.											
1307.											
1400. TOTAL SETTLEMENT CHARGES (Enter on line 103, Section J - and - line 502, Section K)										12,086.23	
										0.00	

Total as shown on HUD line 104.

Description
Principal Balance

Total Payoff

747,636.54

Amount
747,636.54

747,636.54

HUD 311 DETAILED BREAKDOWN OF ITEMS PAYABLE IN CONNECTION WITH LOAN

Description	Buyer Amount
812. FLOOD DETERMINATION FEE to TWIN CITY BANK	26.00
813. ENVIROMENTAL FEE to TWIN CITY BANK	145.00
814. LEGAL REVIEW to TWIN CITY BANK	2,408.00
Total as shown on HUD page 2 Line #811	
	2,579.00

HUD 1113 DETAILED BREAKDOWN OF ADDITIONAL TITLE CHARGES

Description	Buyer Amount
1114. ESCROW WORK CHARGE to Cowlitz County Title Company	200.00
Total as shown on HUD page 2 Line #1113	
	200.00

HUD 1205 DETAILED BREAKDOWN OF ADDITIONAL RECORDING AND TRANSFER CHARGES

Description	Buyer Amount
1206. RECORD 2012 AGREEMENT to Cowlitz County Title Company	70.00
1207. RECORD SUBORDINATION OF LEASE to Cowlitz County Title Company	64.00
1208. RECORD ASSIGNMENT OF RENTS to Cowlitz County Title Company	68.00
1209. RECORD UCC-2 to Cowlitz County Title Company	64.00
Total as shown on HUD page 2 Line #1205	
	266.00