

*For Fed tax return*

<p>A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</p> <p style="text-align: center;"><b>DISCLOSURE/SETTLEMENT STATEMENT</b></p> <p style="text-align: center;"><b>Mellon Bank N.A.</b></p>	<p>B. TYPE OF LOAN:</p> <p>1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FMHA    3. <input checked="" type="checkbox"/> CONV. UNINS.</p> <p>4. <input type="checkbox"/> VA    5. <input type="checkbox"/> CONV. INS.</p> <p>6. FILE NUMBER <b>003-0975</b></p> <p>7. LOAN NUMBER <b>003-0975</b></p>
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If the Truth-in-Lending Act applies to this transaction, a Truth-in-Lending statement is attached as page 3 of this form.

8. MORTG. INS. CASE NO.

C. NOTE: This form is furnished to you prior to settlement to give you information about your settlement costs, and again after settlement to show the actual costs you have paid. The present copy of the form is:

ADVANCE DISCLOSURE OF COSTS. Some items are estimated, and are marked "(e)". Some amounts may change if the settlement is held on a date other than the date estimated below. The preparer of this form is not responsible for errors or changes in amounts furnished by others. **ADVANCE DISCLOSURE OF PRORATIONS AND ASSESSMENTS IS BASED UPON THE ASSUMPTION THAT TAXES AND ASSESSMENTS ARE NOT DELINQUENT.**

STATEMENT OF ACTUAL 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 totals.

<p>D. NAME OF BORROWER</p> <p><b>J. M. Taylor Company, Inc.</b> 5120 Centre Avenue Pittsburgh, Pa. 15232</p>	<p>E. SELLER</p> <p><b>Louise Pitassi Ellis</b> <b>Robert Hunter Ellis</b> 157 Spring Grove Road Pittsburgh, Pa. 15235</p>	<p>F. LENDER</p> <p style="text-align: center;"><b>Mellon Bank N.A.</b></p> <p style="text-align: center;"><b>East Liberty OFFICE</b> Penn Mall &amp; Penn Circle South Pittsburgh, Pa. 15206</p>								
<p>G. PROPERTY LOCATION</p> <p><b>5345 Penn Avenue</b> Tenth Ward, City of Pgh. Allegheny County Pennsylvania</p>	<p>H. SETTLEMENT AGENT</p> <p><b>Robert F. Burkardt, Atty.</b></p> <p style="text-align: center;">PLACE OF SETTLEMENT</p> <p style="text-align: center;"><b>Mellon Bank N. A.</b> <b>East Liberty Office</b></p>	<p>I. DATES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">LOAN COMMITMENT</td> <td style="width:50%;">ADVANCE DISCLOSURE</td> </tr> <tr> <td style="text-align: center;"><b>6-2-76</b></td> <td style="text-align: center;"><b>n/a</b></td> </tr> <tr> <td>SETTLEMENT</td> <td>DATE OF PRORATIONS IF DIFFERENT FROM SETTLEMENT</td> </tr> <tr> <td style="text-align: center;"><b>6-8-76</b></td> <td></td> </tr> </table>	LOAN COMMITMENT	ADVANCE DISCLOSURE	<b>6-2-76</b>	<b>n/a</b>	SETTLEMENT	DATE OF PRORATIONS IF DIFFERENT FROM SETTLEMENT	<b>6-8-76</b>	
LOAN COMMITMENT	ADVANCE DISCLOSURE									
<b>6-2-76</b>	<b>n/a</b>									
SETTLEMENT	DATE OF PRORATIONS IF DIFFERENT FROM SETTLEMENT									
<b>6-8-76</b>										

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 <b>32,000.00</b>	401. Contract sales price <b>32,000.00</b>
102. Personal property	402. Personal property
103. Settlement charges to borrower (from line 1400, Section L) <b>1,078.08</b>	403.
104.	404.
105.	Adjustments for items paid by seller in advance:
Adjustments for items paid by seller in advance:	405. City/town taxes to <b>6-8-76</b> <b>157.59</b>
106. City/town taxes to <b>6-8-76</b> <b>157.59</b>	406. County taxes to
107. County taxes to	407. Assessments to
108. Assessments to	408. School taxes to <b>6-8-76</b> <b>119.63</b>
109. School taxes to <b>6-8-76</b> <b>119.63</b>	409. to
110. to	410. to
111. to	411. to
112. to	420. GROSS AMOUNT DUE TO SELLER <b>32,277.22</b>
120. GROSS AMOUNT DUE FROM BORROWER: <b>33,355.30</b>	NOTE: The following 500 and 600 series sections are not required to be completed when this form is used for advance disclosure of settlement costs prior to settlement.
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	500. REDUCTIONS IN AMOUNT DUE TO SELLER:
201. Deposit or earnest money <b>3,200.00</b>	501. Payoff of first mortgage loan
202. Principal amount of new loan(s) <b>15,000.00</b>	502. Payoff of second mortgage loan
203. Existing loan(s) taken subject to	503. Settlement charges to seller (from line 1400, Section L) <b>2,267.00</b>
204.	504. Existing loan(s) taken subject to
205.	505.
Credits to borrower for items unpaid by seller:	506.
206. City/town taxes to	507.
207. County taxes to <b>6-8-76</b> <b>69.11</b>	508.
208. Assessments to	509.
209. School taxes to	Credits to borrower for items unpaid by seller:
210. Water to <b>6-8-76</b> <b>5.15</b>	510. City/town taxes to
211. Sewage to <b>6-8-76</b> <b>2.76</b>	511. County taxes to <b>6-8-76</b> <b>69.11</b>
212. to	512. Assessments to
220. TOTAL AMOUNTS PAID BY OR IN BEHALF OF BORROWER <b>18,277.02</b>	513. School taxes to
300. CASH AT SETTLEMENT REQUIRED FROM OR PAYABLE TO BORROWER:	514. Water to <b>6-8-76</b> <b>5.15</b>
301. Gross amount due from borrower (from line 120) <b>33,355.30</b>	515. Sewage to <b>6-8-76</b> <b>2.76</b>
302. Less amounts paid by or in behalf of borrower (from line 220) <b>( 18,277.02)</b>	520. TOTAL REDUCTIONS IN AMOUNT DUE TO SELLER: <b>2,344.02</b>
303. CASH ( <input type="checkbox"/> REQUIRED FROM) OR ( <input type="checkbox"/> PAYABLE TO) BORROWER: <b>15,078.28</b>	600. CASH TO SELLER FROM SETTLEMENT:
	601. Gross amount due to seller (from line 420) <b>32,277.22</b>
	602. Less total reductions in amount due to seller (from line 520) <b>( 2,344.02)</b>
	603. CASH TO SELLER FROM SETTLEMENT <b>29,933.20</b>

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS	PAID FROM SELLER'S FUNDS
700. SALES/BROKER'S COMMISSION based on price	\$ 32,000.00 @ 6 %		
701. Total commission paid by seller			1,920.00
Division of commission as follows:			
702. \$ 1,920.00	to Arnheim & Neely, Inc.		
703. \$	to		
704.			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN.			
801. Loan Origination fee	%		
802. Loan Discount	%		
803. Appraisal Fee to	Mellon Bank N. A.	100.00	
804. Credit Report to			
805. Lender's inspection fee			
806. Mortgage Insurance application fee to			
807. Assumption/refinancing fee			
808. Commitment Fee 1% to Mellon Bank N. A.		150.00	
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE.			
901. Interest from 6-8-76 to 7-1-76	@ \$ 3.96 / day	91.08	
902. Mortgage insurance premium for	mo. to		
903. Hazard insurance premium for	yrs. to		
904.	yrs. to		
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR:			
1001. Hazard insurance	mo. @\$ / mo.		
1002. Mortgage insurance	mo. @\$ / mo.		
1003. City property taxes	mo. @\$ / mo.		
1004. County property taxes	mo. @\$ / mo.		
1005. Annual assessments	mo. @\$ / mo.		
1006. School taxes	mo. @\$ / mo.		
1007.	mo. @\$ / mo.		
1008.	mo. @\$ / mo.		
1100. TITLE CHARGES:			
1101. Settlement or closing fee to			
1102. Abstract or title search to			
1103. Title examination to			
1104. Title insurance binder to			
1105. Document preparation to	Mellon Bank N. A. (Mtg. & Note)	20.00	
1106. Notary fees to			
1107. Attorney's Fees to	Robert F. Burkardt, Attorney (includes above items No.: 1101, 1103, 1109, 1110 )	381.00	
1108. Title insurance to	(includes above items No.: )		
1109. Lender's coverage	\$ 15,000.00		
1110. Owner's coverage	\$ 32,000.00		
1111. Document Preparation to	Robert F. Burkardt, Attorney (Deed)		25.00
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording fees: Deed \$ 7.00 ; Mortgage \$ 9.00	Releases \$	16.00	
1202. City/county tax/stamps: Deed \$ 320.00 ; Mortgage \$			320.00
1203. State tax/stamps: Deed \$ 320.00 ; Mortgage \$		320.00	
1204.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey to			
1302. Pest inspection to			
1303. Certificate of Zoning to	Arnheim & Neely, Inc.		2.00
1304.			
1305.			
1400. TOTAL SETTLEMENT CHARGES (entered on lines 103 and 503, Sections J and K)		1,078.08	2,267.00

Each of the Undersigned (a) has examined and approved and has received a copy of the foregoing Settlement Statement, (b) authorizes and directs that distribution and payment be made in accordance therewith. Borrower acknowledges receipt of (a) the proceeds of the loan referred to in line 202 and (b) a copy of the Mortgage and Mortgage Note.

BORROWER(S) [Signature]

SELLER(S) [Signature]