



2727 Spring Creek Drive  
Spring, TX 77373

## ANNUAL YEAR-END STATEMENT

Year Ending: December 31, 2011  
Statement Date: January 26, 2012

0032

ELVENIA BOWENS  
5381 Highway 174  
ADAMS RUN SC 29426

### Account Information

Borrower: ELVENIA BOWENS

Loan Number: R2009100063

Property Address: 5381 HIGHWAY 174, ADAMS RUN, SC 29426

Borrower Social Security Number: [REDACTED]

### Summary of Transactions

Beginning Loan Balance as of January 1, 2011: \$56,726.88

Loan Advance/Scheduled Payment (if applicable): \$0.00

Loan Advance/Unscheduled Disbursements (if applicable): \$0.00

**Total Principal Amount Paid to Mortgagor/Borrower: \$0.00**

Repair Set Aside Disbursements: \$0.00

Taxes Paid and added to mortgage balance: \$0.00

Insurance Paid and added to mortgage balance: \$1,363.31

Interest (Finance Charge) Accrued for Year and added to mortgage balance: \$3,352.21

MIP (Finance Charge) paid to HUD and charged to mortgage/borrower - added to loan balance: \$294.82

Monthly Servicing Fee (Finance Charge) and added to mortgage balance: \$360.00

Change of Plan Fee/Misc. (Finance Charge) and added to mortgage balance: \$0.00

Repayments made by or on behalf of mortgagor/borrower: (\$113.61)

**TOTAL ACTIVITY \$5,256.73**

Total or Outstanding Mortgage Loan Balance as of December 31, 2011: **\$61,983.61**

Current Principal Limit: \$65,677.29

\*Net Principal Limit: \$0.00

\* **TOTAL FUNDS AVAILABLE** from Line of Credit (if applicable): \$0.00

(Exhibit 5)

## TRANSACTION INFORMATION

Transaction Date	Effective Date	Transaction Description	Principal Amount	Interest Amount	MIP Amount	Servicing Fee Amount
01/31/11	01/31/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$268.74	\$23.64	\$30.00
02/28/11	02/28/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$270.27	\$23.77	\$30.00
03/31/11	03/31/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$271.81	\$23.91	\$30.00
04/30/11	04/30/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$273.35	\$24.04	\$30.00
05/31/11	05/31/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$274.90	\$24.18	\$30.00
06/30/11	06/30/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$276.46	\$24.31	\$30.00
07/31/11	07/31/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$278.03	\$24.45	\$30.00
08/31/11	08/31/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$279.60	\$24.59	\$30.00
09/01/11	09/01/11	Disb - Unscheduled from LOC Insura	\$1,363.31	\$0.00	\$0.00	\$0.00
09/30/11	09/30/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$287.34	\$25.27	\$30.00
10/31/11	10/31/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$289.27	\$25.44	\$30.00
11/22/11	11/04/11	Repay Plan - Reduce Loan Balance	\$0.00	\$0.00	(\$113.61)	\$0.00
11/30/11	11/30/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$290.44	\$25.54	\$30.00
12/31/11	12/31/11	Monthly Int/ MIP/PMI Accrual & SF	\$0.00	\$292.00	\$25.68	\$30.00
<b>GRAND TOTAL of Transactions:</b>			<b>\$1,363.31</b>	<b>\$3,352.21</b>	<b>\$181.21</b>	<b>\$360.00</b>

**Monthly Statement**

00001  
**ELVENIA BOWENS**  
**5381 Highway 174**  
**ADAMS RUN, SC 29426**

**\*\*\* THIS IS NOT A BILL \*\*\***

<b>Account Information</b>	
Pay Plan Type:	Line of Credit
Funded Date:	11/16/2009
Loan #:	R2009100063
Borrower:	ELVENIA BOWENS
Property:	5381 HIGHWAY 174 ADAMS RUN, SC 29426

<b>* Credit Line Set Aside Information</b>	
Original Credit Line:	\$0.00
Current Gross Credit Line:	\$0.00
Unsch. Credit Line Disb. Bal. (-):	\$0.00
Net Credit Line Set Aside (=):	<b>\$0.00</b>

\* Modified Term or Modified Tenure only

<b>Interest Rates</b>				
Interest Rate Type:	Fixed			
Month	Index	Margin	Int. Rate	(Index+Margin)
June:	5.685%	0.000%	5.685%	
July:	5.685%	0.000%	5.685%	
August	5.685%	0.000%	5.685%	

<b>Principal Limit Information</b>	
Original Principal Limit	\$57,460.00
Current Principal Limit:	\$67,734.71
Loan Balance (-):	\$66,237.81
Servicing Fee Set Aside (-):	\$4,772.47
Repair Set Aside (-):	\$0.00
First Year Set Aside (-):	\$0.00
Credit Line Set Aside (-):	\$0.00
Net Principal Limit (=):	<b>\$0.00</b>

<b>Interest Rate Information:</b>		<b>ANNUAL PERCENTAGE RATE (APR):</b>		<b>6.745%</b>
<b>Loan Periodic Rates:</b>		<b>Mortgage Insurance Premium (MIP) Periodic Rates:</b>		<b>Finance Charges:</b>
Monthly Periodic Rate on Outstanding Principal Balance:	0.474%	MIP Monthly Periodic Rate on Outstanding Principal Balance:	0.042%	Periodic Finance Charge: <b>\$303.90</b>
Daily Periodic Rate on Advances or Payments:	0.016%	MIP Daily Periodic Rate on Advances or Payments:	0.001%	
Corresponding APR:	5.685%	Corresponding APR:	0.500%	

**\*Total Funds Available**  
 Net Credit Line Set Aside + Net Principal Limit = **\$0.00**  
 \* IN ORDER TO MAKE FUTURE WITHDRAWALS, YOU SHOULD MAINTAIN A MINIMUM \$50.00 BALANCE IN YOUR LINE OF CREDIT

If you have any questions or would like further information on your reverse mortgage, please call our Customer Service Department.

*(Exhibit 5A)*



**Loan Balance Activity**

	Current Month	Year To Date
Previous Loan Balance	\$63,517.48	\$61,983.61
Loan Advance / Scheduled Payment (if applicable):	\$0.00	\$0.00
Loan Advance / Unscheduled Disbursements (if applicable):	\$325.00	\$325.00
Repair Set Aside Disbursements:	\$0.00	\$0.00
Taxes Paid:	\$1,818.05	\$1,818.05
Insurance Paid:	\$216.64	\$216.64
Interest (Finance Charge):	\$303.90	\$1,784.75
MIP/PMI (Finance Charge): paid to HUD:	\$26.74	\$156.98
Monthly Servicing Fee (Finance Charge):	\$30.00	\$180.00
Change of Plan Fee/Misc. (Finance Charge):	\$0.00	\$0.00
Repayments (See Transaction Information):	\$0.00	(\$227.22)
<b>Total Activity:</b>	<b>\$2,720.33</b>	<b>\$4,254.20</b>
Closing Loan Balance as of June 30, 2012	\$66,237.81	\$66,237.81

**Transaction Information**

Transaction Date	Effective Date	Transaction Description	Principal Amount	Interest Amount	MIP Amount	Servicing Fee Amount
06/30/2012	06/30/2012	Monthly Int, MIP/PMI Accrual & SF	\$0.00	\$303.90	\$26.74	\$30.00
06/04/2012	06/04/2012	Disb - Unscheduled from LOC Appraisals	\$325.00	\$0.00	\$0.00	\$0.00
06/26/2012	06/26/2012	Disb - Delinquent Taxes	\$1,818.05	\$0.00	\$0.00	\$0.00
06/14/2012	06/14/2012	Disb - Unscheduled from LOC Insurance	\$216.64	\$0.00	\$0.00	\$0.00
<b>Grand Total:</b>			<b>\$2,359.69</b>	<b>\$303.90</b>	<b>\$26.74</b>	<b>\$30.00</b>

(Int) Interest - (MIP) Mortgage Insurance Premium - (SF) Servicing Fee - (Disb) Advance Disbursement - (Part Repay) Partial Repayment

**Important Information**

**A. ANNUAL PERCENTAGE RATE (APR)**

The ANNUAL PERCENTAGE RATE for the interest portion of your FINANCE CHARGE may increase or decrease annually based upon changes in the ("Index"). Therefore, the monthly and daily periodic rates relating to the interest portion of your FINANCE CHARGE may vary. To determine the ANNUAL PERCENTAGE RATE that will apply to your Account, we add a margin to the value of the Index, subject to certain rate limitations as provided in your Reverse Mortgage Note.

The corresponding annual percentage rate for the interest portion of the FINANCE CHARGE does not include costs other than interest. The historical ANNUAL PERCENTAGE RATE includes interest and all other FINANCE CHARGES that relate to your loan.

**Monthly Statement**

00001  
**ELVENIA BOWENS**  
**5381 Highway 174**  
**ADAMS RUN, SC 29426**

**\*\*\* THIS IS NOT A BILL \*\*\***

<b>Account Information</b>	
Pay Plan Type:	Line of Credit
Funded Date:	11/16/2009
Loan #:	R2009100063
Borrower:	ELVENIA BOWENS
Property:	5381 HIGHWAY 174 ADAMS RUN, SC 29426

<b>* Credit Line Set Aside Information</b>	
Original Credit Line:	\$0.00
Current Gross Credit Line:	\$0.00
Unsch. Credit Line Disb. Bal. (-):	\$0.00
Net Credit Line Set Aside (=):	\$0.00

\* Modified Term or Modified Tenure only

<b>Interest Rates</b>				
Interest Rate Type:	Fixed			
Month	Index	Margin	Int. Rate	(Index+Margin)
September:	5.685%	0.000%	5.685%	
October:	5.685%	0.000%	5.685%	
November	5.685%	0.000%	5.685%	

<b>Principal Limit Information</b>	
Original Principal Limit	\$57,460.00
Current Principal Limit:	\$68,787.47
Loan Balance (-):	\$67,232.87
Servicing Fee Set Aside (-):	\$4,755.71
Repair Set Aside (-):	\$0.00
First Year Set Aside (-):	\$0.00
Credit Line Set Aside (-):	\$0.00
Net Principal Limit (=):	\$0.00

<b>Interest Rate Information:</b>		<b>ANNUAL PERCENTAGE RATE (APR):</b>		<b>6.723%</b>	
<b>Loan Periodic Rates:</b>		<b>Mortgage Insurance Premium (MIP) Periodic Rates:</b>		<b>Finance Charges:</b>	
Monthly Periodic Rate on Outstanding Principal Balance:	0.474%	MIP Monthly Periodic Rate on Outstanding Principal Balance:	0.042%	Periodic Finance Charge:	\$316.74
Daily Periodic Rate on Advances or Payments:	0.016%	MIP Daily Periodic Rate on Advances or Payments:	0.001%		
Corresponding APR:	5.685%	Corresponding APR:	0.500%		

**\* Total Funds Available**  
 Net Credit Line Set Aside + Net Principal Limit = **\$0.00**  
 \* IN ORDER TO MAKE FUTURE WITHDRAWALS, YOU SHOULD MAINTAIN A MINIMUM \$50.00 BALANCE IN YOUR LINE OF CREDIT

If you have any questions or would like further information on your reverse mortgage, please call our Customer Service Department.

(Exhibit 5B)



**Loan Balance Activity**

	Current Month	Year To Date
Previous Loan Balance	\$66,858.27	\$61,983.61
Loan Advance / Scheduled Payment (if applicable):	\$0.00	\$0.00
Loan Advance / Unscheduled Disbursements (if applicable):	\$0.00	\$345.00
Repair Set Aside Disbursements:	\$0.00	\$0.00
Taxes Paid:	\$0.00	\$1,818.05
Insurance Paid:	\$0.00	\$216.64
Interest (Finance Charge):	\$316.74	\$2,730.39
MIP/PMI (Finance Charge): paid to HUD:	\$27.86	\$240.15
Monthly Servicing Fee (Finance Charge):	\$30.00	\$270.00
Change of Plan Fee/Misc. (Finance Charge):	\$0.00	\$0.00
Repayments (See Transaction Information):	\$0.00	(\$370.97)
<b>Total Activity:</b>	<b>\$374.60</b>	<b>\$5,249.26</b>
Closing Loan Balance as of September 30, 2012	<b>\$67,232.87</b>	<b>\$67,232.87</b>

**Transaction Information**

Transaction Date	Effective Date	Transaction Description	Principal Amount	Interest Amount	MIP Amount	Servicing Fee Amount
09/30/2012	09/30/2012	Monthly Int, MIP/PMI Accrual & SF	\$0.00	\$316.74	\$27.86	\$30.00
<b>Grand Total:</b>			<b>\$0.00</b>	<b>\$316.74</b>	<b>\$27.86</b>	<b>\$30.00</b>

(Int) Interest - (MIP) Mortgage Insurance Premium - (SF) Servicing Fee - (Disb) Advance Disbursement - (Part Repay) Partial Repayment

**Important Information**

**A. ANNUAL PERCENTAGE RATE (APR)**

The ANNUAL PERCENTAGE RATE for the interest portion of your FINANCE CHARGE may increase or decrease annually based upon changes in the ("Index"). Therefore, the monthly and daily periodic rates relating to the interest portion of your FINANCE CHARGE may vary. To determine the ANNUAL PERCENTAGE RATE that will apply to your Account, we add a margin to the value of the Index, subject to certain rate limitations as provided in your Reverse Mortgage Note.

The corresponding annual percentage rate for the interest portion of the FINANCE CHARGE does not include costs other than interest. The historical ANNUAL PERCENTAGE RATE includes interest and all other FINANCE CHARGES that relate to your loan.