



A. Settlement Statement (HUD-1)

B. Type of Loan				
1. " FHA 2. " RHS 3. " Conv Unins 4. " VA 5. " Conv Ins. 6. " Seller Fin 7. " Cash Sale.		6. File Number	7. Loan Number	8. Mortgage Ins 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 & Address of Borrower		E. Name & Address of Seller		F. Name & Address of Lender
G. Property Location		H. Settlement Agent Name		I. Settlement Date
				Fund:
		Place of Settlement		

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower	
104.	
105.	
Adjustments for items paid by seller in advance	
106. County Taxes	
107. Assessments	
108. Assessments	
109.	
110.	
111.	
112.	
113.	
114.	
115.	
116.	
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. Portion of Owner's Policy Paid by Seller	
209. Seller Paid Title Commitment & Exam	
Adjustments for items unpaid by seller	
210. County Taxes	
211. Assessments	
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 amounts paid by/for borrower (line 220)	
303. Cash From Borrower	

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. County Taxes	
407. Assessments	
408. Assessments	
409.	
410.	
411.	
412.	
413.	
414.	
415.	
416.	
420. Gross Amount Due to Seller	
500. Reductions in Amount Due to 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. Portion of Owner's Policy Paid by Seller	
509. Seller Paid Title Commitment & Exam	
Adjustments for items unpaid by seller	
510. County Taxes	
511. Assessments	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	
600. Cash At Settlement To/From Seller	
601. Gross Amount due to seller (line 420)	
602. Less reductions in amt. due seller (line 520)	
603. Cash To Seller	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender.

L. Settlement Charges

700. Total Real Estate Broker Fees		\$	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:				
701.	to			
702.	to			
703. Commission Paid at Settlement				
704. Brokerage/Administrative Fee		to		

800. Items Payable in Connection with Loan				
801. Our origination charge		\$	(from GFE #1)	
802. Your credit or charge (points) for the specific rate chosen		\$	(from GFE #2)	
803. Your adjusted origination charges	to		(from GFE A)	
804. Appraisal Fee	to		(from GFE #3)	
805. Credit report	to		(from GFE #3)	
806. Tax service	to		(from GFE #3)	
807. Flood certification	to		(from GFE #3)	

900. Items Required by Lender To Be Paid in Advance				
901. Daily interest charges from	to	@	/day	(from GFE #10)
902. Mortgage Insurance Premium for	months	to		(from GFE #3)
903. Homeowner's insurance for	years	to		(from GFE #11)

1000. Reserves Deposited With Lender				
1001. Initial Deposit for	your escrow account		(from GFE #9)	
1002. Homeowner's insurance	months @	per month		
1003. Mortgage insurance	months @	per month		
1004. County Taxes	months @	per month		
1005. Assessments	months @	per month		
1006.	months @	per month		
1007.	months @	per month		
1008.	months @	per month		
1009.	months @			
1010.	months @			
1011. Aggregate Adjustment				

1100. Title Charges				
1101. Title services and lender's title insurance	to		(from GFE #4)	
1102. Settlement or closing fee	to			
1103. Owner's title insurance	to		(from GFE #5)	
1104. Lender's title insurance	to	\$		
1105. Lender's title policy limit	\$	/ \$		
1106. Owner's title policy limit	\$	/ \$		
1107. Agent's portion of the total title insurance premium	to	\$		
1108. Underwriter's portion of the total title insurance premium	to	\$		

1200. Government Recording and Transfer Charges				
1201. Government recording charges			(from GFE #7)	
1202. Deed ; Mortgage ,Release	\$	to County Recorder		
1203. Transfer taxes			(from GFE #8)	
1204. City/County tax/stamps	Deed \$; Mortgage \$	to County Auditor		
1205. State tax/stamps	Deed \$; Mortgage \$			

1300. Additional Settlement Charges				
1301. Required services you can shop for			(from GFE #6)	
1302. Mortgage Location Survey	to	\$	(from GFE #6)	
1303. Pest Inspection	to			
1304. Utility Escrow Hold	to			
1305. Septic/Well Inspections	to		(from GFE #6)	
1306. Home Warranty	to			

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		
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POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender.

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 rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal Fee	# 804
Credit report	# 805
Tax service	# 806
Flood certification	# 807
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
\$	or %

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$ /day
Homeowner's insurance	# 903

Good Faith Estimate	HUD-1

Loan Terms

Your initial loan amount is	\$_____
Your loan term is	____ years
Your initial interest rate is	____%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$_____ includes o Principal o Interest o Mortgage Insurance
Can your interest rate rise?	" No. " Yes, it can rise to a maximum of ____%. The first change will be on _____ and can change again every ____ after _____. Every change date, your interest rate can increase or decrease by ____%. Over the life of the loan, your interest rate is guaranteed to never be lower than ____% or higher than ____%.
Even if you make payments on time, can your loan balance rise?	" No. " 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?	" No. " 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?	" No. " Yes, your maximum prepayment penalty is \$ _____
Does your loan have a balloon payment?	" No. " Yes, you have a balloon payment of \$ _____ due in _____ years on _____
Total monthly amount owed including escrow account payments	" 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. " You have an additional monthly escrow payment of _____ that results in a total initial monthly amount owed of _____. This includes principal, interest, any mortgage insurance and any items checked below: o Property taxes o Homeowner's Insurance o Flood insurance o o _____ o

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

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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

SETTLEMENT AGENT CERTIFICATION

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

Settlement Agent

Date

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