

A. Settlement Statement (HUD-1)

File Number	MI Number	Loan Number
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B. Lender Name and Address	C. Mortgage Broker Name and Address	D. Settlement Date
		E. Settlement Agent
F. Buyer/Borrower Name and Address	G. Seller Name and Address	H. Property Address

I. Loan Description

Mortgage Loan Amount \$ _____ Term _____ years

Conventional FHA FSA/RHS VA Other/Product Type _____

Fixed Rate Adjustable Rate *(See disclosure for adjustment terms)*

Prepayment Penalty Yes No Balloon Payment Yes No Interest Only Payments Yes No
(For all or part of loan)

J. Interest Rate, Discount Points and Monthly Payment

Interest Rate _____%

Discount Points _____%
(Included in settlement costs below)

Annual Percentage Rate (APR) _____%
(See Truth in Lending Act disclosure)

Actual Monthly Payment \$ _____

The Actual Monthly Payment above includes \$ _____ in principal, if any, and interest, \$ _____ in taxes, \$ _____ for insurance, \$ _____ for other amounts and \$ _____ for mortgage insurance. If your loan is an Adjustable Rate Mortgage, see the terms for your loan program regarding future payments. In the case of an Adjustable Rate or Payment Mortgage, the Actual Monthly Payment above is an initial payment only and does not reflect any subsequent interest rate or payment adjustments on your loan.

K. Summary of Borrower's Transaction	L. Summary of Seller's Transaction
100. Gross Amount Due from Borrower	400. Gross Amount Due to Seller
101. Contract Sales Price	401. Contract sales price
102. Personal Property	402. Personal property
103. Settlement Charges to Borrower (line 1400)	403.
104.	404.
105.	405.
Adjustments for items paid by seller in advance	Adjustments for items paid by seller in advance
106. City 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	420. Gross Amount Due to Seller
200. Amounts Paid by or on behalf of Borrower	500. Reduction in Amount Due to Seller
201. Deposit or earnest money	501. Excess deposit (see instructions)
202. Principal amount of new loan(s)	502. Settlement charges to seller (line 1400)
203. Existing amounts taken subject to	503. Existing loans taken subject to
204.	504. Payoff of first mortgage loan
205.	505. Payoff of second mortgage loan
206.	506.
207.	507.
208.	508.
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	520. Total Reduction Amount Due Seller
300. Cash at Settlement From/To Borrower	600. Cash at Settlement To/From Borrower
301. Gross Amount Due from Borrower	601. Gross Amount Due to Seller (line 420)
302. Less Amounts paid By/For Borrower (line 220)	602. Less Reductions in Amount Due Seller (line 520)
303. Cash _____ From _____ To Borrower	603. Cash _____ To _____ From Seller

M. Settlement Charges

M-1. Real Estate Sale Settlement Charges

700. Total Real Estate Commission based on sales price \$ _____ @ _____ % or \$ _____

Division of Commission in 700 is as follows:

701. \$ _____ to _____

702. \$ _____ to _____

703. Real Estate Commission on line 700 paid at settlement \$ _____ Borrower \$ _____ Seller

704. \$ _____ \$ _____

M-2. Other Charges for Purchase Transaction (Not Required by Lender)

750. For _____ \$ _____ \$ _____

M-3. Mortgage Loan Settlement Charges to Be Paid by You COMPARE 1ST COLUMN — CHARGES TO BE PAID BY BORROWER — TO GFE

Note: Charges marked with a † are used to calculate the finance charge and APR under the Truth in Lending Act (TILA).

The numbered cost categories below are included in your Total Mortgage Loan Settlement Costs if filled in. All of the particular Borrower Seller fees and services may or may not be included for your loan.

800. Lender Origination Charges may include the charges in A-1–A-3 below:† \$ _____ \$ _____

A-1. Lender Charges for loan origination and other Lender services† \$ _____

A-2. Discount Points paid to reduce your interest rate† _____ % / \$ _____

A-3. Rate Lock paid to lock in your interest rate† _____ % / \$ _____ \$ _____

850. Mortgage Broker Origination Charges to be paid directly by You to the Mortgage Broker \$ _____ for loan origination and other Mortgage Broker services.

Note: The Mortgage Broker's compensation from the Lender for this Loan is \$ _____ or _____ % of the total amount. This amount is not included in the Mortgage Broker Origination Charges in 850 because it is paid by the Lender directly to the Mortgage Broker.

900. Credit, Valuation and Inspection Charges for your loan that may include: \$ _____ \$ _____

- Appraisal or valuation fee • Credit report • Pre-closing inspection • Pest inspection

1000. Title Charges for your loan that may include: \$ _____ \$ _____

- Settlement or closing-escrow services • Abstract or title search • Title examination
- Title insurance binder • Documentation preparation • Notary services
- Attorney services • Title insurance • Lender's coverage
- Survey • All other title and closing services

Charges for Owner's Title Insurance Coverage of \$ _____ are included in this amount if this box is checked.

Charges for closing agent to attend closing of \$ _____ are included in this amount if this box is checked.†

1100. Government Recording and Transfer Charges for this transaction include: \$ _____ \$ _____

- Recording fees: Deed: \$ _____ Mortgages: \$ _____ Releases: \$ _____
- City/county tax stamps: \$ _____
- State tax stamps: \$ _____
- Other government recording and transfer costs: \$ _____

1200. Interest and Mortgage Insurance Charges to be paid in advance include:† \$ _____ \$ _____

- Interest from _____ to _____ at \$ _____ a day • Mortgage insurance premium for _____ months to _____ at \$ _____
- VA funding fee / FHA mortgage insurance premium \$ _____ • All other 1200 series costs required to be paid in advance including: _____ for \$ _____

1250. Taxes, Flood and Hazard Insurance Charges to be paid in advance include: \$ _____ \$ _____

- Taxes: _____ • Flood insurance premium for _____ months to _____ at \$ _____
- Hazard insurance premium for _____ months to _____ at \$ _____ • All other 1250 series costs required to be paid in advance including: _____ for \$ _____

1300. Escrow Charges/Reserves to establish an escrow account to pay taxes, insurance premiums and other charges include: \$ _____ \$ _____

Instead of providing the itemization below, a separate escrow account analysis is being provided.

- Hazard insurance: _____ months at \$ _____ per month • Annual assessments: _____ months at \$ _____ per month
- Mortgage insurance: _____ months at \$ _____ per month • Flood insurance: _____ months at \$ _____ per month
- City property taxes: _____ months at \$ _____ per month • Aggregate analysis adjustment: \$ _____
- County property taxes: _____ months at \$ _____ per month • All other 1300 series costs/reserves deposited with lender including: _____ for \$ _____

Note: Even if required charges including taxes are not escrowed — listed here or in the separate escrow account analysis — you are still responsible for paying them.

1350. Other Mortgage Loan Settlement Charges for services for your loan \$ _____ \$ _____ that may include:†

- Life-of-Loan flood service • Life-of-Loan tax services • All other miscellaneous services not covered above
- Wire transfers

Gross Settlement Charges (M-1–M-3) \$ _____ \$ _____

Minus Settlement Charges Paid before Closing — \$ _____ \$ _____

Minus Any Credit from Lender — \$ _____ \$ _____

1400. Net Settlement Charges \$ _____ \$ _____ (line 103 on front) (line 502 on front)