

# Understanding the HUD-1

The New HUD-1 must be used if the new GFE has been issued.



## A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

The New HUD-1 now consists of 3 pages.

It is required that the HUD-1 is signed by all borrowers and sellers. They may sign anywhere on the HUD-1 or a signature page may be provided.

B. Type of Loan		
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	
6. File Number:		7. Loan Number:
8. Mortgage Insurance Case Number:		
<b>C. Note:</b> 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:
		Place of Settlement:
I. Settlement Date:		

Lines 207 & 208: Enter the credit paid by lender/broker and GFE refund amount, if applicable.

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction
<b>100. Gross Amount Due from Borrower</b>	<b>400. Gross Amount Due to Seller</b>
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.
<b>Adjustment for items paid by seller in advance</b>	<b>Adjustments for items paid by seller in advance</b>
106. City/town 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.
<b>120. Gross Amount Due from Borrower</b>	<b>420. Gross Amount Due to Seller</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>	<b>500. Reductions in Amount Due to Seller</b>
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 loan(s) taken subject to	503. Existing loan(s) 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.
<b>Adjustments for items unpaid by seller</b>	<b>Adjustments for items unpaid by seller</b>
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.
<b>220. Total Paid by/for Seller</b>	<b>520. Total Reduction Amount Due Seller</b>
<b>300. Cash at Settlement from/to Borrower</b>	<b>600. Cash at Settlement to/from Seller</b>
301. Gross amount due from borrower (line 120)	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) ( )
<b>303. Cash</b> <input type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>603. Cash</b> <input type="checkbox"/> To <input type="checkbox"/> From 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.

# Understanding the HUD-1

Many line items have been re-numbered and some settlement charges are grouped together.

L. Settlement Charges						Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement	
<b>700. Total Real Estate Broker Fees</b>								
Division of commission (line 700) as follows:								
701.	\$		to					
702.	\$		to					
703.	Commission paid at settlement							
704.								
<b>800. Items Payable in Connection with Loan</b>								
801.	Our origination charge	\$		(from GFE #1)				
802.	Your credit or charge (points) for the specific interest rate chosen	\$		(from GFE #2)				
803.	Your adjusted origination charges			(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			(from GFE #3)				
808.								
<b>900. Items Required by Lender to Be Paid in Advance</b>								
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)			
904.								
<b>1000. Reserves Deposited with Lender</b>								
1001.	Initial deposit for your escrow account					(from GFE #9)		
1002.	Homeowner's insurance	months @ \$		per month \$				
1003.	Mortgage insurance	months @ \$		per month \$				
1004.	Property taxes	months @ \$		per month \$				
1005.		months @ \$		per month \$				
1006.		months @ \$		per month \$				
1007.	Aggregate Adjustment					-\$		
<b>1100. Title Charges</b>								
1101.	Title services and lender's title insurance					(from GFE #4)		
1102.	Settlement or closing fee					\$		
1103.	Owner's title insurance					(from GFE #5)		
1104.	Lender's title insurance					\$		
1105.	Lender's title policy limit					\$		
1106.	Owner's title policy limit					\$		
1107.	Agent's portion of the total title insurance premium					\$		
1108.	Underwriter's portion of the total title insurance premium					\$		
<b>1200. Government Recording and Transfer Charges</b>								
1201.	Government recording charges					(from GFE #7)		
1202.	Deed \$	Mortgage \$		Releases \$				
1203.	Transfer taxes					(from GFE #8)		
1204.	City/County tax/stamps	Deed \$		Mortgage \$				
1205.	State tax/stamps	Deed \$		Mortgage \$				
1206.								
<b>1300. Additional Settlement Charges</b>								
1301.	Required services that you can shop for					(from GFE #6)		
1302.						\$		
1303.						\$		
1304.								
1305.								
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>								

Settlement charges are displayed in dollar amounts, not percentages.

The GFE line numbers are now referenced on the HUD-1.

Changes to ANY settlement charge cannot be made once Michigan Mutual has approved the HUD-1.

All settlement charges listed on HUD-1 must be accurate and within the tolerance limits in comparison to the amount disclosed on the most recent GFE.

Enter tax service and flood certification amounts in lines 1302 & 1303, as opposed to lines 806 & 807.

