Settlement Statement (HUD-1)

The HUD-1 is a key document that lists all of the costs and credits with regard to your home purchase (or refinance) transaction. It is important to review this document carefully in order to ensure that you are receiving the loan you agreed to. Make sure to compare this document to your Good Faith Estimate (GFE) you received at application. If something is different from what you agreed upon, contact your lender right away.

Breaking down the form

- You should pay attention to the loan type that is checked off to ensure that it is the loan type you agreed to.
- 2. Section J lists all the costs that you will incur to purchase and finance your home.
- 3. Line items in the 200s are amounts that you have already paid or that will be paid with your mortgage loan.
- 4. This is the amount you will need to bring to closing. It is the total costs (line 120) minus the amount you have already paid or will be paid by your mortgage loan (line 220).
- 5. The costs on lines 800-1300 were estimated on your Good Faith Estimate. Check carefully to see if the amounts have changed or if there are new fees that were not reported on your Good Faith Estimate.
- **6.** Title services deal with resolving title issues before closing and transferring ownership of the home to your name.
- **7.** When a home changes owners, transfer taxes are paid to the county government.
- 8. Some things in this section can change from what was originally listed on the GFE, while others cannot. For further explanation on what can and cannot change, visit Ask CFPB: Can the final mortgage costs be different from the Good Faith Estimate (GFE)?
- **9.** You should ensure that these details are the same as what is indicated in the promissory note.

Get a copy of the HUD-1 ₫



