

B. Type of Loan

1. ☐ FHA    2. ☐ FmHA    3. ☐ Conv. Unins.  
4. ☒ VA    5. ☐ Conv. Ins.

6. File Number:  
99999999

7. Loan Number:  
99999999

8. Mortgage Insurance Case Number:  
99-99-9-9999999

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:  
John Q. DOE  
Mary Q. DOE  
  
98 Washington Street  
Anytown, US 99999

E. Name & Address of Seller:  
Timothy A. SMITH  
  
76 Elm Street  
Anytown, US 99999

F. Name & Address of Lender:  
ANYTOWN BANK  
  
123 Main Street  
Anytown, US 99999

G. Property Location:  
  
98 Washington Street  
Anytown, US 99999  
Lot 1, Bl. 23, Sec. 45 N. Anytown  
Washington County, US

H. Settlement Agent:  
Anytown Settlement Agency  
  
Place of Settlement:  
987 Main Street  
Suite 100  
Anytown, US 99999

I. Settlement Date:  
  
06/29/2003

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower

101. Contract sales price196,000.00

102. Personal property

103. Settlement charges to borrower (line 1400)4,540.74

104.

105.

Adjustments for items paid by seller in advance

106. City/town taxes to11.31

107. County taxes 6/29 to 6/30

108. Assessments to

109.

110.

111.

112.

120. Gross Amount Due From Borrower200,552.05

200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or earnest money1,000.00

202. Principal amount of new loan(s)196,000.00

203. Existing loan(s) taken subject to

204.

205.

206.

207.

208.

209. Rent Back 6/29 to 7/10 @ 49.95649.35

Adjustments for items unpaid by seller

210. City/town taxes to

211. County taxes to

212. Assessments to

213.

214.

215.

216.

217.

218.

219.

220. Total Paid By/For Borrower197,649.35

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)200,552.05

302. Less amounts paid by/for borrower (line 220)( 197,649.35)

303. Cash☒ From☐ To Borrower2,902.70

400. Gross Amount Due To Seller

401. Contract sales price196,000.00

402. Personal property

403.

404.

405.

Adjustments for items paid by seller in advance

406. City/town taxes to11.31

407. County taxes 6/29 to 6/30

408. Assessments to

409.

410.

411.

412.

420. Gross Amount Due To Seller196,011.31

500. Reductions In Amount Due To Seller

501. Excess deposit (see instructions)

502. Settlement charges to seller (line 1400)10,474.00

503. Existing loan(s) taken subject to

504. Payoff of first mortgage loan105,297.12

505. Payoff of second mortgage loan

506. Payoff Processing/Delivery25.00

507. Home Warranty325.00

508. Rent Back Security Deposit1,000.00

509. Rent Back 6/29 to 7/10 @ 49.95649.35

Adjustments for items unpaid by seller

510. City/town taxes to

511. County taxes to

512. Assessments to

513. 1st 1/2 1998 RE Taxes #999-9-99-99-9991,023.82

514.

515.

516.

517.

518.

519.

520. Total Reduction Amount Due Seller118,794.29

600. Cash At Settlement To/From Seller

601. Gross amount due to seller (line 420)196,011.31

602. Less reductions in amt. due seller (line 520)( 118,794.29 )

603. Cash☒ To☐ From Seller77,217.02

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

- HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;
- Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;
- Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are manadatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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.

The information requested does not lend itself to confidentiality.

L. Settlement Charges							
700. Total Sales/Broker's Commission based on price \$		196,000.00	@	5.00 % =	9,800.00	Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:							
701. \$	5,880.00	to	Anytown Real Estate				
702. \$	3,920.00	to	Anytown Properties				
703. Commission paid at Settlement							9.800
704. Deposit held by Anytown Real Estate		\$1000					
800. Items Payable In Connection With Loan							
801. Loan Origination Fee	1 %	ANYTOWN BANK				1,960.00	
802. Loan Discount	%						
803. Appraisal Fee	to	James Jones	300B				
804. Credit Report	to	ABC Credit Reports	58B				
805. Lender's Inspection Fee							
806. Mortgage Insurance Application Fee to							
807. Assumption Fee							
808. Tax Service Contract	ANYTOWN BANK				65.00		
809. Flood Cert. Fee	ANYTOWN BANK				21.50		
810.							
811.							
900. Items Required By Lender To Be Paid In Advance							
901. Interest from	06/29/98 to	07/01/98	@ \$	37.59 /day	75.18		
902. Mortgage Insurance Premium for	months to						
903. Hazard Insurance Premium for	years to						
904.	years to						
905.							
1000. Reserves Deposited With Lender							
1001. Hazard insurance	2 months@ \$	24.15	per month		48.30		
1002. Mortgage insurance	months@ \$		per month				
1003. City property taxes	months@ \$		per month				
1004. County property taxes	2 months@ \$	170.64	per month		341.28		
1005. Annual assessments	months@ \$		per month				
1006.	months@ \$		per month				
1007.	months@ \$		per month				
1008. Aggregate Adjustment					-144.92		
1100. Title Charges							
1101. Settlement or closing fee	to	Anytown Settlement Agency					195.00
1102. Abstract or title search	to						
1103. Title examination	to	ABCIC				243.00	
1104. Title insurance binder	to						
1105. Document preparation	to	Watson & Watson, PLC					125.00
1106. Notary fees	to						
1107. Attorney's fees	to						
(includes above items numbers:						)	
1108. Title insurance	to	Anytown Land Title Insurance Company				831.40	
(includes above items numbers:						1104 & ALTA 8.1 )	
1109. Lender's coverage	\$	196,000.00 ----	585.40				
1110. Owner's coverage	\$	196,000.00 ----	246.00				
1111. R5-E Filing Fee	Anytown Settlement Agency						25.00
1112. Release Processing	Anytown Settlement Agency						85.00
1113.							
1200. Government Recording and Transfer Charges							
1201. Recording fees: Deed \$	17.00 ; Mortgage \$	16.00 ; Releases \$	16.00	33.00	16.00		
1202. City/county tax/stamps: Deed \$	98.00 ; Mortgage \$	98.00		196.00			
1203. State tax/stamps: Deed \$	294.00 ; Mortgage \$	294.00		588.00			
1204. Grantors Tax							196.00
1205. Record Assignment						16.00	
1300. Additional Settlement Charges							
1301. Survey	to Andrew V. Johnson				235.00		
1302. Pest inspection to							
1303. Record POA and Affidavit	Clerk of Court				32.00		32.00
1304.							
1305.							
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						4,540.74	10,474.00

**The first page of the HUD-1 Settlement Statement summarizes all the costs and adjustments for the borrower and seller. Section J is the summary of the borrower’s transaction and Section K is the summary of the seller’s side of the transaction. You may receive a copy of the seller’s side, but it is not required.**

**Section 100** summarizes the borrower’s costs, such as the contract cost of the house, any personal property being purchased, and the total settlement charges owed by the borrower from Section L.

Beginning at **line 106**, adjustments are made for items (such as taxes, assessments, fuel) that the seller has previously paid. If you will benefit from these items after settlement, you will usually repay the seller for that portion of the cost.

**Section 200** lists the amount paid by the borrower or on behalf of the borrower. This will include the deposit of earnest money you put down with the agreement of sale, the loan(s) you are getting and any loan you may be assuming.

Beginning at **Line 210**, adjustments are made for items that the seller owes (such as taxes, assessments) but for which you as the borrower will pay after settlement. The seller will usually pay you or credit you this portion at settlement.

**Section 300** reflects the difference between the gross amount due from the borrower and the total amount paid by/for the borrower. Generally, line 303 will show the amount of cash the borrower must bring to settlement.

**700. Sales/Broker's Commission:** This is the total dollar amount of the real estate broker's sales commission, which is usually paid by the seller. This commission is typically a percentage of the selling price of the home.

**800. Items Payable in Connection with Loan:** These are the fees that lenders charge to process, approve and make the mortgage loan:

**801. Loan Origination:** This fee is usually known as a loan origination fee but sometimes is called a "point" or "points." It covers the lender's administrative costs in processing the loan. Often expressed as a percentage of the loan, the fee will vary among lenders. Generally, the buyer pays the fee, unless otherwise negotiated.

**802. Loan Discount:** Also often called "points" or "discount points," a loan discount is a one-time charge imposed by the lender or broker to lower the rate at which the lender or broker would otherwise offer the loan to you. Each "point" is equal to one percent of the mortgage amount. For example, if a lender charges two points on a \$80,000 loan this amounts to a charge of \$1,600.

**803. Appraisal Fee:** This charge pays for an appraisal report made by an appraiser.

**804. Credit Report Fee:** This fee covers the cost of a credit report, which shows your credit history. The lender uses the information in a credit report to help decide whether or not to approve your loan and how much money to lend you.

**805. Lender's Inspection Fee:** This charge covers inspections, often of newly constructed housing, made by employees of your lender or by an outside inspector. (Pest or other inspections made by companies other than the lender are discussed in line 1302.)

**806. Mortgage Insurance Application Fee:** This fee covers the processing of an application for mortgage insurance.

**807. Assumption Fee:** This is a fee which is charged when a buyer "assumes" or takes over the duty to pay the seller's existing mortgage loan.

**808. Mortgage Broker Fee:** Fees paid to mortgage brokers would be listed here. A CLO fee would also be listed here.

**900. Items Required by Lender to Be Paid in Advance:** You may be required to prepay certain items at the time of settlement, such as accrued interest, mortgage insurance premiums and hazard insurance premiums.

**901. Interest:** Lenders usually require borrowers to pay the interest that accrues from the date of settlement to the first monthly payment.

**902. Mortgage Insurance Premium:** The lender may require you to pay your first year's mortgage insurance premium or a lump sum premium that covers the life of the loan, in advance, at the settlement.

**903. Hazard Insurance Premium:** Hazard insurance protects you and the lender against loss due to fire, windstorm, and natural hazards. Lenders often require the borrower to bring to the settlement a paid-up first year's policy or to pay for the first year's premium at settlement.

**904. Flood Insurance:** If the lender requires flood insurance, it is usually listed here.

**1000 - 1008. Escrow Account Deposits:** These lines identify the payment of taxes and/or insurance and other items that must be made at settlement to set up an escrow account. The lender is not allowed to collect more than a certain amount. The individual item deposits may overstate the amount that can be collected. The aggregate adjustment makes the correction in the amount on line 1008. It will be zero or a negative amount.

**1100. Title Charges:** Title charges may cover a variety of services performed by title companies and others. Your particular settlement may not include all of the items below or may include others not listed.

**1101. Settlement or Closing Fee:** This fee is paid to the settlement agent or escrow holder. Responsibility for payment of this fee should be negotiated between the seller and the buyer.

**1102-1104. Abstract of Title Search, Title Examination, Title Insurance Binder:** The charges on these lines cover the costs of the title search and examination.

**1105. Document Preparation:** This is a separate fee that some lenders or title companies charge to cover their costs of preparation of final legal papers, such as a mortgage, deed of trust, note or deed.

**1106. Notary Fee:** This fee is charged for the cost of having a person who is licensed as a notary public swear to the fact that the persons named in the documents did, in fact, sign them.

**1107. Attorney's Fees:** You may be required to pay for legal services provided to the lender, such as an examination of the title binder. Occasionally, the seller will agree in the agreement of sale to pay part of this fee. The cost of your attorney and/or the seller's attorney may also appear here. If an attorney's involvement is required by the lender, the fee will appear on this part of the form, or on lines 1111, 1112 or 1113.

**1108. Title Insurance:** The total cost of owner's and lender's title insurance is shown here.

**1109. Lender's Title Insurance:** The cost of the lender's policy is shown here.

**1110. Owner's (Buyer's) Title Insurance:** The cost of the owner's policy is shown here.

**1200. Government Recording and Transfer Charges:** These fees may be paid by you or by the seller, depending upon your agreement of sale with the seller. The buyer usually pays the fees for legally recording the new deed and mortgage (line 1201). Transfer taxes, which in some localities are collected whenever property changes hands or a mortgage loan is made, can be quite large and are set by state and/or local governments. City, county and/or state tax stamps may have to be purchased as well (lines 1202 and 1203).

**1300. Additional Settlement Charges:**

**1301. Survey:** The lender may require that a surveyor conduct a property survey. This is a protection to the buyer as well. Usually the buyer pays the surveyor's fee, but sometimes this may be paid by the seller.

**1302. Pest and Other Inspections:** This fee is to cover inspections for termites or other pest infestation of your home.

**1303-1305. Lead-Based Paint Inspections:** This fee is to cover inspections or evaluations for lead-based paint hazard risk assessments and may be on any blank line in the 1300 series.

**1400. Total Settlement Charges:** The sum of all fees in the borrower's column entitled "Paid from Borrower's Funds at Settlement" is placed here. This figure is then transferred to line 103 of Section J, "Settlement charges to borrower" in the **Summary of Borrower's Transaction** on page 1 of the HUD-1 Settlement Statement and added to the purchase price. The sum of all of the settlement fees paid by the seller are transferred to line 502 of Section K, **Summary of Seller's Transaction** on page 1 of the HUD-1 Settlement Statement.

**Paid Outside Of Closing ("POC"):** Some fees may be listed on the HUD-1 to the left of the borrower's column and marked "P.O.C." Fees such as those for credit reports and appraisals are usually paid by the borrower before closing/settlement. They are additional costs to you. Other fees such as those paid by the lender to a mortgage broker or other settlement service providers may be paid after closing/settlement. These fees are usually included in the interest rate or other settlement charge. They are not an additional cost to you. These types of fees will not be added into the total on Line 1400.

*Excerpted from "Buying Your Home" published by the U.S. Department of Housing and Urban Development, June 1997*