



# A. Settlement Statement (HUD-1)

## 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: DEFAULTGFE	7. Loan Number:	8. Mortgage Insurance Case Number:
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**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 and Address of Borrower:	E. Name and Address of Seller:	F. Name and Address of Lender:
G. Property Location:	H. Settlement Agent:  Ph.  Place of Settlement:	I. Settlement Date:

J. Summary of Borrower's transaction	
100. Gross Amount Due from Borrower:	
101. Contract sales price	
102. Personal property	
103. Settlement Charges to Borrower (Line 1400)	
104.	
105.	
<b>Adjustments for items paid by Seller in advance</b>	
106. City/Town Taxes	to
107. County Taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	
<b>200. Amounts Paid by or in Behalf of Borrower</b>	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by Seller</b>	
210. City/Town Taxes	to
211. County Taxes	to
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from Borrower (line 120)	
302. Less amount paid by/for Borrower (line 220)	( )
<b>303. Cash</b> <input type="checkbox"/> From <input type="checkbox"/> To Borrower	0.00

K. Summary of Seller's transaction	
400. Gross Amount Due to Seller:	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by Seller in advance</b>	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	
<b>500. Reductions in Amount Due Seller:</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage	
506.	
507.	
508.	
509.	
<b>Adjustments for items unpaid by Seller</b>	
510. City/Town Taxes	to
511. County Taxes	to
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	
<b>600. Cash at settlement to/from Seller</b>	
601. Gross amount due to Seller (line 420)	
602. Less reductions due Seller (line 520)	( )
<b>603. Cash</b> <input type="checkbox"/> To <input type="checkbox"/> From Seller	0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1, 2 & 3 of this statement & any attachments referred to herein.

Borrower

**L. Settlement Charges**

<b>700. Total Real Estate Broker Fees</b>		Paid From	Paid From
<i>Division of commission (line 700) as follows:</i>		Borrower's	Seller's
701. \$	to	Funds at	Funds at
702. \$	to	Settlement	Settlement
703. Commission paid at settlement			
704.			
705.			
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge Includes Origination Point (% or )	\$	(from GFE #1)	
802. Your credit or charge (points) for the specific interest 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)	
808.		(from GFE #3)	
809.		(from GFE #3)	
810.		(from GFE #3)	
811.		(from GFE #3)	
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Daily interest charges from	to	@ \$ /day (from GFE #10)	
902. MIP Tot Ins. for Life of Loan	months to	(from GFE #3)	
903. Homeowner's insurance for	years to	(from GFE #11)	
904.		(from GFE #11)	
905.		(from GFE #11)	
<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		\$	
1005.	months @ \$	per month \$	
1006.	months @ \$	per month \$	
1007.	months @ \$	per month \$	
1008.		\$	
1009.		\$	
<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 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		\$	End: \$0.00
1108. Underwriter's portion of the total title insurance premium		\$	End: \$0.00
1109.			
1110.			
1111.			
1112.			
1113.			
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges		(from GFE #7)	
1202. Deed \$	Mortgage \$	Releases \$	Other \$
1203. Transfer taxes		(from GFE #8)	
1204. City/County tax/stamps	\$	\$	
1205. State tax/stamps	\$	\$	
1206.			
1207.			
<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>			

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

\_\_\_\_\_  
 , Settlement Agent

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
<b>Charges That Cannot Increase</b>	<b>HUD-1 Line Number</b>		
Our origination charge	# 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	#1203		
<b>Charges That in Total Cannot Increase More than 10%</b>		<b>Good Faith Estimate</b>	<b>HUD-1</b>
Government recording charges	#1201		
<b>Total</b>			
Increase between GFE and HUD-1 Charges		\$ 0.00	or 0.00%
<b>Charges That Can Change</b>		<b>Good Faith Estimate</b>	<b>HUD-1</b>
Initial deposit for your escrow account	#1001		
Daily interest charges	# 901	\$ /day	
Homeowner's insurance	# 903		

**Loan Terms**

<b>Your initial loan amount is</b>	
<b>Your loan term is</b>	_____ years
<b>Your initial interest rate is</b>	_____ %
<b>Your initial monthly amount owed for principal, interest and any mortgage insurance is</b>	_____ includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
<b>Can your interest rate rise?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of _____%. The first change will be on _____ and can change again every ___ months 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 _____%.
<b>Even if you make payments on time, can your loan balance rise?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$_____.
<b>Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$_____. The maximum it can ever rise to is \$_____.
<b>Does your loan have a prepayment penalty?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$_____.
<b>Does your loan have a balloon payment?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$_____ due in ___ years on _____.
<b>Total monthly amount owed including escrow account payments</b>	<input checked="" type="checkbox"/> 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. <input type="checkbox"/> 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: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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

**Borrower (s):**

**Settlement Agent:**

**Place of Settlement:**

**Settlement Date:**

**Property Location:**

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 copy of the HUD-1 Settlement Statement.

**WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.**