

A. Settlement Statement (HUD-1)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - OMB No. 2502-0265

B. Type of Loan

1	<input type="checkbox"/> FHA	2	<input type="checkbox"/>	RHS	3	<input type="checkbox"/>	Conv Unins	6. File Number:	7. Loan Number:	8. Mort Insurance Case Number:
		4	<input type="checkbox"/>	VA	5	<input type="checkbox"/>	Conv Ins			

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 totals.

D. Name & Address of Borrower:	E. Name & Address of Seller:	F Name & Address of Lender:

G. Property Location	H. Settlement Agent: KING TITLE COMPANY, INC. 25 Hooks Lane, Suite 316, Pikesville, MD 21208 (410) 486-KING, (410) 486-5605 (FAX), www.kingtitle.com Place of Settlement: Baltimore, Maryland	I. Settlement Date:
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J. Summary of Borrower's Transaction				K. 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				402			
103	Settlement charges to borrower (line1400)			403			
104	Property tax	to		404			
105	Condo/HOA	to		405			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106	Property tax	to		406	Property tax	to	
107	Condo/HOA	to		407	Condo/HOA	to	
108				408			
109				409			
110				410			
120	Gross Amount Due from Borrower			420	Gross Amount Due to Seller		
200 Amounts Paid by or in Behalf of Borrower				500 Reductions in Amount Due to Seller			
201	Deposit held by seller			501	Deposit held by seller		
202	Principal amount of new loan			502	Settlement charges to seller (line 1400)		
203	Deposit held by realtor			503	Payoff of mortgage loan		
204	Deposit held by title			504	Payoff of mortgage loan		
205				505	Overnight express payoff		
206				506			
207				507			
208	Credit from Seller			508	Credit from Seller		
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210	Property tax	to		510	Property tax	to	
211	Ground rent	to		511	Ground rent	to	
212	Water	to		512	Water	to	
213	Condo/HOA	to		513	Condo/HOA	to	
214				514	Water bill due		
215				515	Rental Registration		
216				516			
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 Seller			
301	Gross amt due from borrower (line 120)			601	Gross amount due to seller (line 420)		
302	Less amt paid by/for borrower (line 220)			602	Less reduction amount to seller(line 520)		
303	Cash	From	Borrower	603	Cash	To	Seller
					Maryland Withholding Tax		
					Balance payable to Seller		

L. SETTLEMENT CHARGES					Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700 Total Real Estate Broker Fees	Company	Deposit	Check			
701	Commission to:					
702	Commission to:					
703	Commission to:	0				
704	Commission to:	0				
800 Items Payable in Connection with Loan						
801	Our origination charge (includes origination fee)			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	to:		from (GFE #3)		
808		to:		from (GFE #3)		
809		to:		from (GFE #3)		
810						
900 Items Required by Lender to Be Paid in Advance						
901	Daily interest charge frm	to:	@	(from GFE #10)		
902	Mortgage insurance premium	to:		(from GFE #3)		
903	Home Insurance	to:		(from GFE #11)		
1000 Reserves Deposited with Lender						
1001	Initial deposit for your escrow account			(from GFE #9)		
1002	Homeowners insurance	months @	per month			
1003	Mortgage insurance	months @	per month			
1004	Property taxes	months @	per month			
1005	Ground rent	months @	per month			
1007	Aggregate Adjustment					
1100 Title Charges						
1101	Title Services and lender's title insurance			(from GFE #4)		
1102	Settlement or Closing Fee					
1103	Owner's title insurance	Title Ins Comp		(from GFE #5)		
1104	Lender's title insurance	Title Ins Comp				
1105	Lender's title policy limit					
1106	Owner's title policy limit					
1107	Agents portion of the total title insurance premium					
1108	Underwriters portion of the total title insurance premium					
1109	Procure mortgage payoff/release					
1110	Title examination					
1111						
1200 Government Recording and Transfer Charges						
1201	Government recording charges			(from GFE #7)		
1202	Deed	Mortg	Releas	Tax Cert		
1203	Transfer taxes			(from GFE #8)		
1204	City/County record tax	Buyer	Seller			
1205	State transfer tax	Buyer	Seller			
1206	City/County transfer tax	Buyer	Seller			
1300 Additional Settlement Charges						
1301	Required services that you can shop for			(from GFE #6)		
1302	Location Drawing	to:				
1303	Pest Inspection	to:				
1304	HOA/Condo Transfer Fee	to:				
1305	Warranty	to:				
1306		to:				
1307		to:				
1400 Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges

Charges That Cannot Increase	HUD-1 Line Number	Good Faith Estimate	HUD-1
Our origination charge	# 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	# 1203		

Charges That in Total Cannot Increase More Than 10%	HUD-1 Line Number	Good Faith Estimate	HUD-1
Government recording charges	# 1201		
Appraisal Fee	# 804		
Credit Report	# 805		
Tax Service Fee	# 806		
Flood Certification	# 807		
Mortgage Insurance	# 902		
	#		
	#		
	#		
	#		
Total			
Increase between GFE and HUD-1 Charges		\$0.00	

Charges That Can Change	HUD-1 Line Number	Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		
Daily Interest charges	# 901	/day	
Homeowner's Insurance	# 903		
Title Services including Lender Title Insurance	# 1101		
Owners Title Insurance	# 1103		
	#		
	#		

Loan Terms	
Your initial loan amount is	
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest
Can your interest rate rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of ____%. The first change will be on ____ (date) and can change again every ____ months after ____ (date). 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 ____%.
Even if you make payments on time, can your loan balance rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$ ____
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input 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 \$ ____
Does your loan have a prepayment penalty?	<input type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ ____
Does your loan have a balloon payment?	<input type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ ____ due in ____ years on ____
Total monthly amount owed including escrow account payments	<input 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 do have an additional monthly escrow payment as shown below that results in a total initial monthly amount owed as shown below. This includes principal, interest, any mortgage insurance and any items checked below:
	Total Mortgage Payment
	Escrow Amount
	Homeowners Insurance
	Property Tax
Flood Insurance	
Ground Rent	

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

