



A. Settlement Statement (HUD-1)

B. Type of Loan					
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input checked="" type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.			6. File Number: CT135984	7. Loan Number: 123456789	8. Mortgage Insurance Case Number:
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: HOMER BUYER 123 TEST STREET LOUISVILLE, CO 80027		E. Name & Address of Seller: MARGE SELLER 123 TEST STREET LOUISVILLE, CO 80027		F. Name & Address of Lender: ABC MORTGAGE	
G. Property Location: 123 TEST STREET LOUISVILLE, CO 80027 (BOULDER)		H. Settlement Agent CANYON TITLE COMPANY, LLC Tax ID: 20-8175237 1127 AURARIA PARKWAY, SUITE 101, DENVER, CO 80204 (303) 831-7575 Place Of Settlement: 1127 AURARIA PARKWAY, SUITE 101, DENVER, CO 80204		I. Settlement Date 12/9/2014	

J. Summary of Borrower's Transaction	
100. Gross Amount Due From Borrower	
101. Contract sales price	\$450,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$8,341.34
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due From Borrower	\$458,341.34
200. Amounts Paid By Or In Behalf Of Borrower	
201. Deposit or Earnest Money	\$2,000.00
202. Principal amount of new loan	\$325,000.00
203. Existing loan taken subject to	
204.	
205.	
206. Seller Paid Title Insurance	\$1,487.00
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes 1/1/2014 to 12/9/2014 @ \$3,461.12/Year	\$3,243.02
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	\$331,730.02
300. Cash At Settlement From/To Borrower	
301. Gross Amount Due From Borrower (line 120)	\$458,341.34
302. Less Amounts Paid By/For Borrower (line 220)	\$331,730.02
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$126,611.32

K. Summary of Seller's Transaction	
400. Gross Amount Due To Seller	
401. Contract sales price	\$450,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due To Seller	\$450,000.00
500. Reductions In Amount Due To Seller	
501. Excess deposit (see instructions)	\$2,000.00
502. Settlement Charges to Seller (line 1400)	\$27,150.00
503. Existing loan taken subject to	
504. Payoff of first mortgage loan to Wells Fargo Home Mortgage	\$269,126.77
505. Payoff of second mortgage loan	
506. See Addendum 506	\$1,737.00
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes 1/1/2014 to 12/9/2014 @ \$3,461.12/Year	\$3,243.02
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$303,256.79
600. Cash At Settlement To/From Seller	
601. Gross Amount Due To Seller (line 420)	\$450,000.00
602. Less Deduction in Amt. Due To Seller (line 520)	\$303,256.79
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$146,743.21

L. Settlement Charges			
700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:			
701. \$14,400.00 to 123 Real Estate Firm			
702. \$12,600.00 to ABC Realty			
703. Commission paid at Settlement			
704.			\$27,000.00
800. Items Payable In Connection With Loan			
801. Our origination charge \$1,250.00		(from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen (\$750.00)		(from GFE #2)	
803. Your adjusted origination charges from ABC Mortgage		(from GFE A)	\$500.00
804. Appraisal Fee to ABC Mortgage		(from GFE #3)	\$450.00
805. Credit Report to ABC Mortgage		(from GFE #3)	\$50.00
806. Tax service to		(from GFE #3)	
807. Flood Certification to ABC Mortgage		(from GFE #3)	
900. Items Required By Lender To Be Paid In Advance			
901. Daily interest charges from 12/9/2014 to 1/1/2015 @ 35.6164/day to ABC Mortgage		(from GFE #10)	\$819.18
902. Mortgage Insurance Premium		(from GFE #3)	
903. Homeowner's insurance for 12.00 months to Farmers Insurance		(from GFE #11)	\$1,175.00
1000. Reserves Deposited With Lender			
1001. Initial deposit for your escrow account to		(from GFE #9)	\$2,763.16
1002. Homeowner's insurance 3 months @ \$97.92 per month \$293.76			
1003. Mortgage insurance 12.00 months @ per month			
1004. Property taxes 9 months @ \$ \$288.43 per month \$2,595.87			
1007. Aggregate Adjustment (\$126.47)			
1100. Title Charges			
1101. Title services and lender's title insurance to		(from GFE #4)	\$900.00
1102. Settlement or closing fee to Canyon Title Company, LLC \$150.00			\$150.00
1103. Owner's title insurance to Canyon Title Company, LLC		(from GFE #5)	\$1,487.00
1104. Lender's title insurance to Canyon Title Company, LLC \$400.00			
1105. Lender's title policy limit \$325,000.00			
1106. Owner's title policy limit \$450,000.00			
1107. Agent's portion of the total title insurance premium to Canyon Title Company, LLC \$1,603.95			
1108. Underwriter's portion of the total title insurance premium to First American Title Insurance Company \$283.05			
1109. Loan Closing Fee to Canyon Title Company, LLC \$350.00			
1200. Government Recording and Transfer Charges			
1201. Government recording charges to		(from GFE #7)	\$152.00
1202. Deed \$26.00 Mortgage \$126.00 Releases \$			
1203. Transfer taxes to		(from GFE #8)	\$45.00
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. State tax/stamps Deed \$45.00 Mortgage \$			
1300. Additional Settlement Charges			
1301. Required services that you can shop for		(from GFE #6)	
1302. Survey			
1303. Pest Inspection			
1309. 2013 RE Taxes to Canyon E-Recording (POC \$3,461.12 by Marge Seller)			
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)		\$8,341.34	\$27,150.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
Our origination charge	# 801		\$1,250.00
Your credit or charge (points) for the specific interest rate chosen	# 802		-\$750.00
Your adjusted origination charges	# 803		\$500.00
Transfer taxes	# 1203		\$45.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201		\$152.00
Appraisal Fee to ABC Mortgage	# 804		\$450.00
Credit Report to ABC Mortgage	# 805		\$50.00
	#		
	#		
	#		
	#		
	#		

Total	\$0.00	\$652.00
Increase between GFE and HUD-1 Charges	\$652.00	or

Charges That Can Change	Good Faith Estimate	HUD-1
Initial deposit for your escrow account		\$2,763.16
Daily interest charges	# 901 \$35.6164 /day	\$819.18
Homeowner's insurance	# 903	\$1,175.00
	#	
	#	
	#	

Loan Terms

Your initial loan amount is	\$ 325,000.00
Your loan term is	years
Your initial interest rate is	4 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	<div>\$ includes</div> <div><input type="checkbox"/> Principal</div> <div><input type="checkbox"/> Interest</div> <div><input type="checkbox"/> Mortgage Insurance</div>
Can your interest rate rise?	<div><input 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 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 % .</div>
Even if you make payments on time, can your loan balance rise?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$.</div>
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$.</div> <div>The maximum it can ever rise to is \$.</div>
Does your loan have a prepayment penalty?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$.</div>
Does your loan have a balloon payment?	<div><input type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on .</div>
Total monthly amount owed including escrow account payments	<div><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.</div> <div><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:</div> <div><div><input type="checkbox"/> Property taxes</div><div><input type="checkbox"/> Homeowner's insurance</div><div><input type="checkbox"/> Flood insurance</div><div><input type="checkbox"/></div><div><input type="checkbox"/></div></div>

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

Supplemental Page
HUD-1 Settlement Statement

Addendums for Page 1		Amount
Addendum 506		
a. Seller Paid Title Insurance		\$1,487.00
b. Earnest money retained by		\$0.00
c. Final Water Bill Escrow to City of Boulder		\$250.00
Total:		\$1,737.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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.

BORROWERS

SELLERS

HOMER BUYER

MARGE SELLER

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

12/9/2014