



# 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:	7. Loan Number: 8902075327	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.

<b>D. Name &amp; Address of Borrower:</b> JOHN LOAN  1 MORT AVENUE ANYWHERE, USA 12345	<b>E. Name &amp; Address of Seller:</b>  	<b>F. Name &amp; Address of Lender:</b> Mortgage Services  1 Mortgage Way Mount Laurel, NJ 08054
<b>G. Property Location:</b> 14 JUNE ROAD ANYWHERE, USA 12345	<b>H. Settlement Agent:</b>  Place of Settlement: 123 Main Street, Anywhere, USA 12345	<b>I. Settlement Date:</b>

### J. Summary of Borrower's Transaction

<b>100. Gross Amount Due from Borrower</b>
101. Contract sales price
102. Personal property
103. Settlement charges to borrower (line 1400)
104.
105.
<b>Adjustment for items paid by seller in advance</b>
106. City/town taxes
107. County taxes
108. Assessments
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 <span style="float:right">80,000.00</span>
202. Principal amount of new loan
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
211. County taxes
212. Assessments
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 amounts paid by/for borrower (line 220)
<b>303. Cash</b> <input type="checkbox"/> <b>From</b> <input type="checkbox"/> <b>To Borrower</b>

### K. Summary of Seller's Transaction

<b>400. Gross Amount Due to Seller</b>
401. Contract sales price
402. Personal property
403.
404.
405.
<b>Adjustments for items paid by seller in advance</b>
406. City/town taxes
407. County taxes
408. Assessments
409.
410.
411.
412.
<b>420. Gross Amount Due to Seller</b>
<b>500. Reductions in Amount Due to Seller</b>
501.
502.
503.
504.
505.
506.
507.
508.
509.
<b>Adjustments for items unpaid by seller</b>
510. City/town taxes
511. County taxes
512. Assessments
513.
514.
515.
516.
517.
518.
519.
<b>520. Total Reduction Amount Due Seller</b>
600. Cash at Settlement to/from Seller
601. Gross amount due to seller (line 420)
602. Less reductions in amount due seller (line 520)
<b>603. Cash</b> <input type="checkbox"/> <b>To</b> <input type="checkbox"/> <b>From Seller</b>

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. 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. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

<b>L. Settlement Charges</b>					
<b>700. Total Real Estate Broker Fees</b>			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement	
Division of commission (line 700) as follows:					
701.	\$	to			
702.	\$	to			
703.	Commission paid at settlement				
704.					

<b>800. Items Payable in Connection with Loan</b>					
801.	Our origination charge	\$ 395.00	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	\$ (400.00)	(from GFE #2)		
803.	Your adjusted origination charges		(from GFE A)	(5.00)	
804.	Appraisal fee to STARS		(from GFE #3)	0.00	
805.	Credit report to CBC INNOVIS, INC.		(from GFE #3)	6.18	

<b>900. Items Required by Lender to Be Paid in Advance</b>				
901.	Daily interest charges from 08/31/2010 to 08/31/2010 @ \$ 12.67 /day	(from GFE #10)	63.35	
902.	Mortgage insurance premium for months to	(from GFE #3)	0.00	
903.	Homeowner's insurance for months to	(from GFE #11)	396.72	
951	City Taxes At Closing		522.51	

<b>1000. Reserves Deposited with Lender</b>				
1001.	Initial deposit for your escrow account	(from GFE #9)	207.23	
1002.	Homeowner's insurance 3.00 months @ \$ 33.06 per month	\$ 99.18		
1003.	Mortgage insurance 0.00 months @ \$ 0.00 per month	\$ 0.00		
1004.	City Tax Escrow 1.00 months @ \$ 174.17 per month	\$ 174.17		
1005.	County Tax Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1006.	School Tax Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1007.	Flood Insurance Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1008.	Other Tax Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1009.	Other Insurance Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1010.	Earthquake Insurance Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1011.	Village Tax Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1012.	Fire Tax Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1013.	Water Tax Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1014.	Maintenance Tax Escrow (MUD PUD) 0.00 months @ \$ 0.00 per month	\$ 0.00		
1015.	Irrigation/Local Improve Dist Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1016.	Water/Sewer/Utility Escrow 0.00 months @ \$ 0.00 per month	\$ 0.00		
1099.	Aggregate Adjustment		(66.12)	

<b>1100. Title Charges</b>				
1101.	Title services and lender's title insurance	(from GFE #4)	935.00	
1102.	Settlement or closing fee	\$ 385.00		
1103.	Owner's Title Insurance	(from GFE #5)	525.00	
1104.	Lender's title insurance	\$ 550.00		
1105.	Lender's title policy limit \$			
1106.	Owner's title policy limit \$			
1107.	Agent's portion of the total title insurance premium	\$		
1108.	Underwriter's portion of the total title insurance premium	\$		

<b>1200. Government Recording and Transfer Charges</b>				
1201.	Government recording charges	(from GFE #7)	494.00	
1202.	Deed \$ Mortgage \$ Releases \$			
1203.	Transfer taxes	(from GFE #8)	400.00	
1204.	City/County tax/stamps Deed \$ Mortgage \$			
1205.	State tax/stamps Deed \$ Mortgage \$			
1206.				

<b>1300. Additional Settlement Charges</b>				
1301.	Required services that you can shop for	(from GFE #6)	554.50	
1302.	Tax service to STARS	(from GFE #6)	85.00	
1303.	Flood certification STARS	(from GFE #6)	19.50	
1304.	Life of loan	(from GFE #6)	0.00	
1305.	Survey	(from GFE #6)	450.00	
1306.		(from GFE #6)		

**1400. 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
Our origination charge	# 801
Your credit or charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD -1
395.00	
(400.00)	
(5.00)	
400.00	

Charges That in Total Cannot Increase More Than 10 %	
Government recording charges	# 1201
Appraisal Fee	# 804
Credit Report	# 805
Flood Certification Fee	# 1303
Tax Service Fee	# 1302
	#
	#
	#
	#
	#
	#

Good Faith Estimate	HUD -1
494.00	
300.00	
6.18	
19.50	
85.00	

<b>Total</b>
<b>Increase between GFE and HUD -1 Charges</b>

\$	
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Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$ 12.67 /day
Homeowner's insurance	# 903
Survey	# 1305
Title services and lender's title insurance	# 1101
Owner's Title Insurance	# 1103
	#
	#

Good Faith Estimate	HUD -1
207.23	
63.35	
396.72	
450.00	
935.00	
525.00	

**Loan Terms**

<b>Your initial loan amount is</b>	<b>\$ 80,000.00</b>
<b>Your loan term is</b>	<b>30</b>
<b>Your initial interest rate is</b>	<b>5.700</b>
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	<b>\$ 464.33</b> <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<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 <b>Month(s)</b> after <b>Month(s)</b> . 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 <b>0</b> % or higher than ____%.
Even if you make payments on time, can your loan balance rise?	<input checked="" 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 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 is \$ _____.
Does your loan have a prepayment penalty ?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____
Does your loan have a balloon payment ?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes
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 checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ <b>0.00</b> that results in a total initial monthly amount owed of <b>\$ 464.33</b> . This includes principal, interest, any mortgage insurance and any items checked below :  <input checked="" type="checkbox"/> Property taxes <input checked="" 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.

