



# 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.	6. File Number:	7. Loan Number:	8. Mortgage 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 the totals.

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

G. Property Location:	H. Settlement Agent:	I. Settlement Date:
Place of Settlement:		

## 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 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 borrower</b>
210. City/town taxes to
211. County taxes to
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"/> From <input type="checkbox"/> To Borrower

## 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 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 to Seller</b>
501. Excess deposit (see instructions)
502. Settlement charges to seller (line 1400)
503. Existing loan(s) taken subject to
504. Payoff of first mortgage loan
505. Payoff of second mortgage loan
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 in amount due seller (line 520)( )
<b>603. Cash</b> <input type="checkbox"/> To <input type="checkbox"/> From Seller

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.

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>					
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	\$	(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		(from GFE #3)		
808.					
809.					
810.					
811.					
812.					
813.					
<b>900. Items Required by Lender to Be Paid in Advance</b>					
901.	Daily interest charges from	to	@ \$ /day (from GFE #10)		
902.	Mortgage insurance premium for	months to	(from GFE #3)		
903.	Homeowner's insurance for	years to	(from GFE #11)		
904.					
905.					
<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	months @ \$	per month \$		
1005.		months @ \$	per month \$		
1006.		months @ \$	per month \$		
1007.		months @ \$	per month \$		
1008.		months @ \$	per month \$		
1009.		months @ \$	per month \$		
1010.	Aggregate Adjustment		\$		
<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		(from GFE #5)		
1104.	Lender's title insurance	\$			
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	\$			
1109.					
1110.					
1111.					
1112.					
1113.					
<b>1200. Government Recording and Transfer Charges</b>					
1201.	Government recording charge		(from GFE #7)		
1202.	Deed \$	Mortgage \$	Releases \$		
1203.	Transfer taxes		(from GFE #8)		
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)		
1302.		\$			
1303.		\$			
1304.		\$			
1305.		\$			
1306.		\$			
1307.		\$			
1308.		\$			
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				

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		

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	#1201		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		

<b>Total</b>			
<b>Increase between GFE and HUD-1 Charges</b>		\$	or %

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001		
Daily interest charges	#901 \$ /day		
Homeowner's insurance	#903		
	#		
	#		
	#		
	#		
	#		

**Loan Terms**

Your initial loan amount is \$ \_\_\_\_\_

Your loan term is \_\_\_\_\_ years

Your initial interest rate is \_\_\_\_\_%

Your initial amount owed for principal, interest, and any mortgage insurance is \$ \_\_\_\_\_ includes

Principal

Interest

Mortgage Insurance

Can your interest rate rise?  No.  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** \_\_\_\_\_%.

Even if you make payments on time, can your loan balance rise?  No.  Yes, it can rise to a maximum of \$ \_\_\_\_\_.

Even if you make payments on time, can your amount owed for principal, interest, and mortgage insurance rise?  No.  Yes, the first increase can be on \_\_\_\_\_ and the amount owed can rise to \$ \_\_\_\_\_.

The maximum it can ever rise to is \$ \_\_\_\_\_.

Does your loan have a prepayment penalty?  No.  Yes, your maximum prepayment penalty is \$ \_\_\_\_\_.

Does your loan have a balloon payment?  No.  Yes, you have a balloon payment of \$ \_\_\_\_\_ due in \_\_\_\_\_ years on \_\_\_\_\_.

Total amount owed including escrow account payments

You do not have a \_\_\_\_\_ escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself.

You have an additional \_\_\_\_\_ escrow payment of \$ \_\_\_\_\_ that results in a total initial amount owed of \$ \_\_\_\_\_.

This includes principal, interest, any mortgage insurance and any items checked below:

Property taxes  Homeowner's insurance

Flood insurance

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