



**Settlement Statement (HUD-1A)**  
**Optional Form for Transactions without Sellers**

OMB Approval No. 2502-0265

Name & Address of Borrower:		Name & Address of Lender:	
Property Location: (if different from above)		Settlement Agent:	
Loan Number:	Settlement Date:	Place of Settlement:	

L. Settlement Charges		M. Disbursements to Others	
<b>800. Items Payable in Connection with Loan</b>		1501.	
801. Our origination charge \$			
(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen \$		1502.	
(from GFE #2)			
803. Your adjusted origination charges			
(from GFE A)			
804. Appraisal fee to		1503.	
(from GFE #3)			
805. Credit report to			
(from GFE #3)			
806. Tax service to		1504.	
(from GFE #3)			
807. Flood certification			
(from GFE #3)			
808.		1505.	
809.			
810.		1506.	
811.			
812.		1507.	
813.			
<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Daily interest charges from _____ to _____ @ \$ _____ /day (from GFE #10)		1508.	
902. Mortgage insurance premium for _____ months to _____ (from GFE #7)			
903. Homeowner's insurance for _____ years to _____ (from GFE #11)		1509.	
904.			
905.		1510.	
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your _____ account (from GFE #9)		1511.	
1002. Homeowner's insurance _____ months @ \$ _____ per month \$			
1003. Mortgage insurance _____ months @ \$ _____ per month \$		1512.	
1004. Property taxes _____ months @ \$ _____ per month \$			
1005. _____ months @ \$ _____ per month \$		1513.	
1006. _____ months @ \$ _____ per month \$			

The Public Reporting Burden for this collection of information is estimated to average 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 (continued)		M. Disbursements to Others (continued)	
<b>1000. Reserves Deposited with Lender (continued)</b>		1514.	
1007.	months @ \$ per month \$		
1008.	months @ \$ per month \$	1515.	
1009.	months @ \$ per month \$		
1010.	Aggregate Adjustment \$	1516.	
<b>1100. Title Charges</b>			
1101.	Title services and lender's title insurance (from GFE #4)		
1102.	Settlement or closing fee \$	1517.	
1103.	Owner's title insurance (from GFE #5)		
1104.	Lender's title insurance \$	1518.	
1105.	Lender's title policy limit \$		
1106.	Owner's title policy limit \$	1519.	
1107.	Agent's portion of the total title insurance premium \$		
1108.	Underwriter's portion of the total title insurance premium \$	<b>1520. Total Disbursed</b> (enter on line 1602)	
1109.		<b>N. Net Settlement</b>	
1110.		1600. Loan Amount	\$
1111.		1601. Plus Cash/Check from Borrower	\$
1112.		1602. Minus Total Settlement Charges (line 1400)	\$
1113.		1603. Minus Total Disbursements to Others (line 1520)	\$
<b>1200. Government Recording and Transfer Charges</b>		1604. Equals Total Disbursements to Borrower (after expiration of any applicable rescission period required by law)	\$
1201.	Government recording charges (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.	\$		
<b>1400. Total Settlement Charges (enter on line 1602, Section N)</b>			

Comparison of Good Faith Estimate (GFE) and HUD-1A Charges		Good Faith Estimate	HUD-1A
<b>Charges That Cannot Increase</b>	<b>HUD-1A 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-1A
Government recording charges	#1201		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		

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

Charges That Can Change		Good Faith Estimate	HUD-1A
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.

