



A. Settlement Statement (HUD-1) Sample

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan 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: John Smith	F. Name & Address of Lender: I. Settlement Date: 11/17/2010
G. Property Location: 123 Scott line	H. Settlement Agent: I. Settlement Date: 11/17/2010
Place of Settlement:	

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower		
101. Contract sales price		\$70,000.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		\$3,720.12
104.		
105.		
Adjustment for items paid by seller in advance		
106. City/town taxes to		\$0.79
107. County taxes to		\$10.60
108. Assessments to		\$217.31
109.		
110.		
111.		
112.		
120. Gross Amount Due from Borrower		\$73,948.82
200. Amount Paid by or in Behalf of Borrower		
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.		
Adjustments for items unpaid by seller		
210. City/town taxes to		
211. County taxes to		
212. Assessments to		
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. Total Paid by/for Borrower		
300. Cash at Settlement from/to Borrower		
301. Gross amount due from borrower (line 120)		\$73,948.82
302. Less amounts paid by/for borrower (line 220)		()
303. Cash	<input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$73,948.82

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller		
401. Contract sales price		\$70,000.00
402. Personal property		
403.		
404.		
405.		
Adjustment for items paid by seller in advance		
406. City/town taxes to		\$0.79
407. County taxes to		\$10.60
408. Assessments to		\$217.31
409.		
410.		
411.		
412.		
420. Gross Amount Due to Seller		\$70,228.70
500. Reductions in Amount Due to seller		
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		\$40,346.25
505. Payoff of second mortgage loan		
506.		
507.		
508.		
509.		
Adjustments for items unpaid by seller		
510. City/town taxes to		
511. County taxes to		
512. Assessments to		
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520. Total Reduction Amount Due Seller		\$40,346.25
600. Cash at Settlement to/from Seller		
601. Gross amount due to seller (line 420)		\$70,228.70
602. Less reductions in amounts due seller (line 520)		(\$40,346.25)
603. Cash	<input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$29,882.45

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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.

* 1. Purchase Price (Final Mitigation Offer):

Appraisal value less Duplication of Benefit (DOB)

* 2. Project Cost

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. \$	to		
702. \$	to		
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
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 to		(from GFE #3)	
808.			
809.			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
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.			
1000. Reserves Deposited with Lender			
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. Aggregate Adjustment		-\$	
1100. Title Charges			
1101. Title services and lender's title insurance			(from GFE #4)
1102. Settlement or closing fee		\$ 150.00	
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 to		\$	
1108. Underwriter's portion of the total title insurance premium to		\$	
1109.			
1110.			
1111.			
1200. Government Recording and Transfer Charges			
1201. Government recording charges			(from GFE #7)
1202. Deed \$	Mortgage \$	Release \$	\$64.00
1203. Transfer taxes			
1204. City/County tax/stamps	Deed \$ 700.00	Mortgage \$	\$1,400.00
1205. State tax/stamps	Deed \$ 700.00	Mortgage \$	
1206.			
1300. Additional Settlement Charges			
1301. Required services that you can shop for			(from GFE #6)
1302. Document Preparation Settlement		\$ 150.00	\$300.00
1303. Notary Fees		\$ 700.00	\$705.00
1304. Attorney Fees			\$700.00
1305. 2010 County/Twp. & Taxes & 2010/2011 School Taxes			\$512.37
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			
			\$3,720.12

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***3. Line 1203 Borrower (Buyer/Subgrantee) pays 2% (Buyer 1% +Seller 1 %) Transfer Taxes**