



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 TITLE CO GF# HERE
4. <input type="checkbox"/> VA	5. <input checked="" type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Fin	7. Loan Number 10015186247A
7. <input type="checkbox"/> Cash Sale.	8. Mortgage Ins 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 JOHN D. BUYER 30 YEAR LN., APT. # 100 FORT WORTH, TX 76110		E. Name & Address of Seller JACK A. SELLER 100 HOUSE RD FORT WORTH, TX 76111,	
		F. Name & Address of Lender MY MORTGAGE CO. 555 LOANS AVE. JACKSON, FL 36605	
G. Property Location Lot 1, Block 1, HOUSE ADDT., TARRANT CTY, TX 100 HOUSE RD FORT WORTH, TX 76111		H. Settlement Agent Name ABC TITLE CO. 123 MAIN ST. FORT WORTH, TX 76111	
		I. Settlement Date 03/01/2010 Fund: 04/01/2010	
		TAX ID: ##### Place of Settlement ABC TITLE CO. 123 MAIN ST. FORT WORTH, TX 76111	

SAMPLE

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract sales price	\$100,00.00
102. Personal property	
103. Settlement charges to borrower	\$6,155.00
104.	
105.	
Adjustments for items paid by seller in advance	
106. City property taxes	
107. County property taxes	
108. Assessment Taxes	
109. School property taxes	
110. HOA dues from 03/01/10 to 07/01/10	\$120.00
111. Other taxes	
112.	
113.	
114.	
115.	
116.	
120. Gross Amount Due From Borrower	\$106,275.00
200. Amounts Paid By Or in Behalf Of Borrower	
201. Deposit or earnest money	\$1,000.00
202. Principal amount of new loan(s)	\$90,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206. Option Money	\$100.00
207.	
208. Portion of Owners Policy Paid by Seller	855.00
209. Buyer Closing Cost Credit	\$500.00
Adjustments for items unpaid by seller	
210. City property taxes	
211. County property taxes from 01/01/10 to 03/01/10	\$400.00
212. Assessment Taxes	
213. School property taxes	
214. HOA dues	
215. Other taxes	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	\$325,395.00
300. Cash At Settlement From/To Borrower	
301. Gross Amount due from borrower (line 120)	\$106,275.00
302. Less amounts paid by/for borrower (line 220)	\$92,945.00
303. Cash To Borrower	\$13,330.00

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	\$100,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City property taxes	
407. County property taxes	
408. Assessment Taxes	
409. School property taxes	
410. HOA dues from 01/01/10 to 07/01/10	\$120.00
411. Other taxes	
412.	
413.	
414.	
415.	
416.	
420. Gross Amount Due to Seller	\$100,120.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$7,250.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	\$80,000.00
505. Payoff of second mortgage loan	
506. Option Money	\$100.00
507. (EMD \$1000.00 Disbursed as Proceeds)	
508. Portion of Owners Policy Paid by Seller	855.00
509. Buyer Closing Costs Credit	\$500.00
Adjustments for items unpaid by seller	
510. City property taxes	
511. County property taxes from 01/01/10 to 03/01/10	\$400.00
512. Assessment Taxes	
513. School property taxes	
514. HOA dues	
515. Other taxes	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$89,105.00
600. Cash At Settlement To/From Seller	
601. Gross Amount due to seller (line 420)	\$100,120.00
602. Less reductions in amt. due seller (line 520)	\$89,105.00
603. Cash Seller	\$11,015.00

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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

700. Total Real Estate Broker Fees	\$6,000.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:			
701.	to Listing Agent		
702.	to Selling Agent		
703. Commission Paid at Settlement		\$0.00	\$6,000.00

800. Items Payable in Connection with Loan			
801. Our origination charge		\$1,000.00	(from GFE #1)
802. Your credit or charge (points) for the specific rate chosen		\$250.00	(from GFE #2)
803. Your adjusted origination charges	to		(from GFE A) \$1250.00
804. Appraisal Fee	to ABC Appraisal		(from GFE #3) \$450.00
805. Credit report	to My Credit		(from GFE #3) \$25.00
806. Tax service	to A Tax Service Co.		(from GFE #3) \$75.00
807. Flood certification	to My Flood Cert		(from GFE #3) \$30.00

900. Items Required by Lender To Be Paid in Advance			
901. Daily interest charges from 3/01/2010 to 4/1/2010 @ \$ 13.55 /day			(from GFE #10) \$420.00
902. Mortgage Insurance Premium for months	to		(from GFE #3)
903. Homeowner's insurance for 1 years	to My Insurance Co.		(from GFE #11) \$960.00
904. Upfront FHA MIP	to		

1000. Reserves Deposited With Lender			
1001. Initial Deposit for your escrow account			(from GFE #9) \$1,240.00
1002. Homeowner's insurance	3 months @	\$80.00 per month	\$240.00
1003. Mortgage insurance	months @	per month	\$0.00
1004. City property taxes	months @	per month	\$0.00
1005. County property taxes	6 months @	\$200.00 per month	\$1,200.00
1006. Assessment Taxes	months @	per month	\$0.00
1007. School property taxes	month @	per month	\$0.00
1008. HOA dues	month @	per month	\$0.00
1009. Other taxes	0 months @		
1010. Other taxes	0 months @		
1011. Aggregate Adjustment			-\$200.00

1100. Title Charges			
1101. Title services and lender's title insurance	to ABC Title Co.		(from GFE #4) \$60500
1102. Settlement or closing fee	to ABC Title Co.		\$350.00
1103. Owner's title insurance	to ABC Title Co.		(from GFE #5) \$85500
1104. Lender's title insurance	to ABC Title Co.		\$250.00
1105. Lender's title policy limit \$		\$90,000.00/\$200.00	
1106. Owner's title policy limit \$		\$100,000.00/\$850.00	
1107. Agent's portion of the total title insurance premium	to First Western Title Co.		\$935.00
1108. Underwriter's portion of the total title insurance premium	to UNDERWRITER		\$165.00
1109. State of Texas Policy Guaranty Fee	to ABC Title Co.		\$5.00 (from GFE #4)
1110. State of Texas Policy Guaranty Fee	to ABC Title Co.		\$5.00 (from GFE #5)
1111.			
1112.			
1113. Attorney Document Preparation	to A. Attorney, P.C.		\$100.00
1114. Tax Certificate	to MYTAXCERT.com		\$45.00 (from GFE #4)

1200. Government Recording and Transfer Charges			
1201. Government recording charges			(from GFE #7) \$100.00
1202. Deed \$20.00 ; Mortgage \$80.00 , Release \$0.00	to Rec. Acct.		
1203. Transfer taxes			(from GFE #8)
1204. City/County tax/stamps	Deed \$0.00 ; Mortgage \$0.00		
1205. State tax/stamps	Deed \$0.00 ; Mortgage \$0.00		

1300. Additional Settlement Charges			
1301. Required services you can shop for			(from GFE #6)
1302. Survey	to: Survey Co.		\$375.00
1303. Home Warranty	to: Warranty Co.		\$450.00
1304. HOA Resale Cert	to: My HOA		\$300.00
1305. HOA Transfer Fee	to: My HOA Mgmt. Co.		\$150.00

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$6,155.00	\$7,250.00
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POC (B) – Paid Outside of Closing by Borrower. POC (S) – Paid Outside of Closing by Seller. POC (L) – Paid Outside of Closing by Lender.

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 rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
\$1250.00	\$1250.00
\$0.00	\$0.00
\$1250.00	\$1250.00
\$0.00	\$0.00

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal Fee	# 804
Credit Report	# 805
Tax Service Fee	# 806
Flood Certification	# 807

Good Faith Estimate	HUD-1
\$120.00	\$100.00
\$450.00	\$450.00
\$25.00	\$25.00
\$75.00	\$75.00
\$30.00	\$30.00

Total	
Increase between GFE and HUD-1 Charges	

\$700.00	\$680.00
or	
	-2.86%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$13.55/day
Homeowner's insurance	# 903
Title Services and Lender Title Insurance	# 1101
Owner's Title Insurance	# 1103

Good Faith Estimate	HUD-1
\$1450.00	\$1240.00
\$420.00	\$420.00
\$1200.00	\$960.00
\$750.00	\$605.00
\$855.00	\$855.00

Loan Terms

Your initial loan amount is	\$90,000.00
Your loan term is	30 years
Your initial interest rate is	5.0%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$500.00 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input checked="" 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 the next 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?	<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 to 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, you have a balloon payment of _____ due in _____ years on _____
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 \$280.00 that results in a total initial monthly amount owed of _____. 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.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a 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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

SAMPLE

SETTLEMENT AGENT CERTIFICATION

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

Settlement Agent

Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.
