



# A. Settlement Statement (HUD-1)

## B. Type of Loan

|  |  |  |                                 |                                    |   |
|--|--|--|---------------------------------|------------------------------------|---|
| 1. <input checked="" type="checkbox"/> FHA | 2. <input type="checkbox"/> RHS        | 3. <input type="checkbox"/> Conv. Unins. | 6. File Number:<br><b>11111</b> | 7. Loan Number:<br><b>22222222</b> | 8. Mortgage Insurance Case Number:<br><b>249-00000000</b> |
| 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:<br><b>Bob Borrower<br/>123 Main Street<br/>Anywhere, USA 00000</b>                     | E. Name & Address of Seller:<br><b>Samantha Seller<br/>456 Home Place<br/>Anywhere, USA 00000</b>                        | F. Name & Address of Lender:<br><b>XYZ Lender<br/>456 Main Street<br/>Somewhere, USA 00000</b> |
| G. Property Location:<br><b>456 Home Place<br/>Anywhere, USA 00000<br/><br/>Lot 12, Blk 2, Great View Subdivision</b> | H. Settlement Agent:<br><b>Title Town USA</b><br><br>Place of Settlement:<br><b>222 Your Corner, Any Town, USA 00000</b> | I. Settlement Date:<br><b>May 8, 2009</b>  |

## J. Summary of Borrower's Transaction

|  |                         |
|--|-------------------------|
| <b>100. Gross Amount Due from Borrower</b>   |                         |
| 101. Contract sales price  | <b>\$300,000.00</b>     |
| 102. Personal property   |                         |
| 103. Settlement charges to borrower (line 1400)  | <b>\$14,358.85</b>      |
| 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>\$314,358.75</b>     |
| <b>200. Amounts Paid by or in Behalf of Borrower</b>   |                         |
| 201. Deposit or earnest money  | <b>\$2,000.00</b>       |
| 202. Principal amount of new loan(s)   | <b>\$294,566.00</b>     |
| 203. Existing loan(s) taken subject to   |                         |
| 204.   |                         |
| 205.   |                         |
| 206. Seller credit for transfer taxes  | <b>\$1,368.00</b>       |
| 207.   |                         |
| 208.   |                         |
| 209.   |                         |
| <b>Adjustments for items unpaid by seller</b>  |                         |
| 210. City/town taxes to  |                         |
| 211. County taxes to   |                         |
| 212. Assessments to  |                         |
| 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)   | <b>\$314,358.85</b>     |
| 302. Less amounts paid by/for borrower (line 220)  | <b>( \$297,934.00 )</b> |
| <b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | <b>\$16,424.85</b>      |

## K. Summary of Seller's Transaction

|  |                         |
|--|-------------------------|
| <b>400. Gross Amount Due to Seller</b>   |                         |
| 401. Contract sales price  | <b>\$300,000.00</b>     |
| 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>\$300,000.00</b>     |
| <b>500. Reductions In Amount Due to Seller</b>   |                         |
| 501. Excess deposit (see instructions)   |                         |
| 502. Settlement charges to seller (line 1400)  | <b>\$18,228.00</b>      |
| 503. Existing loan(s) taken subject to   |                         |
| 504. Payoff of first mortgage loan   | <b>\$247,000.00</b>     |
| 505. Payoff of second mortgage loan  |                         |
| 506. Earnest money deposit   | <b>\$2,000.00</b>       |
| 507. Seller credit for transfer taxes  | <b>\$1,368.00</b>       |
| 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)   | <b>\$300,000.00</b>     |
| 602. Less reductions in amount due seller (line 520)   | <b>( \$266,596.00 )</b> |
| <b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller | <b>\$31,404.00</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.

**L. Settlement Charges**

| <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. \$ 9,360.00   | to RE #1                       |  |  |
| 702. \$ 9,360.00   | to RE #2                       |  |  |
| 703. Commission paid at settlement   |                                |  | \$16,720.00                            |
| 704. Earnest money deposit held by RE #2   | \$2,000 P.O.C.                 |  |  |
| <b>800. Items Payable in Connection with Loan</b>  |                                |  |  |
| 801. Our origination charge ABC Broker/XYZ Lender  | \$ 6,250 (from GFE #1)         |  |  |
| 802. Your credit or charge (points) for the specific interest rate chosen                | \$ 3,000 (from GFE #2)         |  |  |
| 803. Your adjusted origination charges ABC Broker/XYZ Lender                             | (from GFE A)                   | \$3,250.00                               |  |
| 804. Appraisal fee to Appraisal Company  | (from GFE #3)                  | \$250.00                                 |  |
| 805. Credit report to Credit Report Company  | (from GFE #3)                  | \$40.00                                  |  |
| 806. Tax service to Tax Service Company  | (from GFE #3)                  | \$76.00                                  |  |
| 807. Flood certification Flood Certification Company                                     | (from GFE #3)                  | \$12.00                                  |  |
| 808.   |                                |  |  |
| <b>900. Items Required by Lender to Be Paid in Advance</b>                               |                                |  |  |
| 901. Daily interest charges from 5/8 to 5/31 @ \$39.59 /day                              | (from GFE #10)                 | \$910.57                                 |  |
| 902. Mortgage insurance premium for 12 months to FHA                                     | (from GFE #3)                  | \$5,066.25                               |  |
| 903. Homeowner's insurance for 1 years to Insure-It                                      | (from GFE #11)                 | \$600.00                                 |  |
| 904.   |                                |  |  |
| <b>1000. Reserves Deposited with Lender</b>  |                                |  |  |
| 1001. Initial deposit for your escrow account  | (from GFE #9)                  | \$516.03                                 |  |
| 1002. Homeowner's insurance 1 months @ \$50.00 per month                                 | \$ 50.00                       |  |  |
| 1003. Mortgage insurance 1 months @ \$132.69 per month                                   | \$ 132.69                      |  |  |
| 1004. Property taxes 3 months @ \$ 166.67 per month                                      | \$ 500.01                      |  |  |
| 1005.  | months @ \$ per month          | \$                                       |  |
| 1006.  | months @ \$ per month          | \$                                       |  |
| 1007. Aggregate Adjustment   | -\$ -166.67                    |  |  |
| <b>1100. Title Charges</b>   |                                |  |  |
| 1101. Title services and lender's title insurance  | (from GFE #4)                  | \$925.00                                 |  |
| 1102. Settlement or closing fee Title Town USA   | \$                             |  | \$125.00                               |
| 1103. Owner's title insurance Title Town USA/Title Underwriter                           | (from GFE #5)                  | \$725.00                                 |  |
| 1104. Lender's title insurance Title Town USA/Title Underwriter                          | \$ 175.00                      |  |  |
| 1105. Lender's title policy limit  | \$ 294,566                     |  |  |
| 1106. Owner's title policy limit   | \$ 300,000                     |  |  |
| 1107. Agent's portion of the total title insurance premium                               | \$ 720.00 to Title Town USA    |  |  |
| 1108. Underwriter's portion of the total title insurance premium                         | \$ 180.00 to Title Underwriter |  |  |
| <b>1200. Government Recording and Transfer Charges</b>                                   |                                |  |  |
| 1201. Government recording charges   | (from GFE #7)                  | \$50.00                                  |  |
| 1202. Deed \$ 25.00 Mortgage \$ 25.00 Releases \$ 15.00                                  |                                |  | 15.00                                  |
| 1203. Transfer taxes   | (from GFE #8)                  | \$1,368.00                               | \$1,368.00                             |
| 1204. City/County tax/stamps Deed \$ 684.00 Mortgage \$ 684.00                           |                                |  |  |
| 1205. State tax/stamps Deed \$ 684.00 Mortgage \$ 684.00                                 |                                |  |  |
| 1206.  |                                |  |  |
| <b>1300. Additional Settlement Charges</b>   |                                |  |  |
| 1301. Required services that you can shop for  | (from GFE #6)                  | \$270.00                                 |  |
| 1302. Survey to Measure-It   | \$225.00                       |  |  |
| 1303. Pest inspection to Rid-A-Bug   | \$ 45.00                       |  |  |
| 1304. Home warranty to Home Warranty Company   |                                | \$300.00                                 |  |
| 1305.  |                                |  |  |
| <b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b> |                                | <b>\$14,358.85</b>                       | <b>\$18,228.00</b>                     |

| 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                    | \$6750.00           | \$6,250.00  |
| Your credit or charge (points) for the specific interest rate chosen | # 802                    | -\$3,000.00         | -\$3,000.00 |
| Your adjusted origination charges                                    | # 803                    | \$3,750.00          | \$3,250.00  |
| Transfer taxes   | #1203                    | \$1,368.00          | \$1,368.00  |

| Charges That in Total Cannot Increase More Than 10% |        | Good Faith Estimate | HUD-1      |
|---|--------|---------------------|------------|
| Government recording charges                        | # 1201 | \$50.00             | \$50.00    |
| Appraisal   | # 804  | \$220.00            | \$250.00   |
| Credit Report                                       | # 805  | \$40.00             | \$40.00    |
| Tax Service Fee                                     | # 806  | \$54.00             | \$76.00    |
| Flood Certification                                 | # 807  | \$12.00             | \$12.00    |
| Up-front Mortgage Insurance Premium                 | # 902  | \$5,066.25          | \$5,066.25 |
| Title services & lender's title insurance           | # 1101 | \$925.00            | \$925.00   |
| Owner's title insurance                             | # 1103 | \$725.00            | \$725.00   |
| <b>Total</b>  |        | \$7,092.25          | \$7,144.25 |
| <b>Increase between GFE and HUD-1 Charges</b>       |        | \$52.00             | or .8 %    |

| Charges That Can Change                 |                    | Good Faith Estimate | HUD-1    |
|---|--------------------|---------------------|----------|
| Initial deposit for your escrow account | #1001              | \$306.60            | \$516.03 |
| Daily interest charges                  | # 901 \$39.59 /day | \$39.59             | \$910.57 |
| Homeowner's insurance                   | # 903              | \$650.00            | \$600.00 |
| Survey                                  | # 1302             | \$250.00            | \$225.00 |
| Pest inspection                         | # 1303             | \$45.00             | \$45.00  |
|   | #                  |                     |          |

### Loan Terms

|   |  |
|---|--|
| Your initial loan amount is   | \$ 294,566   |
| Your loan term is   | 30 years   |
| Your initial interest rate is   | 5 %  |
| Your initial monthly amount owed for principal, interest, and any mortgage insurance is                               | \$ 1,713.98 includes<br><input checked="" type="checkbox"/> Principal<br><input checked="" type="checkbox"/> Interest<br><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 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?  | <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 \$ .<br>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.<br><input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ 216.67 that results in a total initial monthly amount owed of \$ 1,930.65 . This includes principal, interest, any mortgage insurance and any items checked below:<br><input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance<br><input type="checkbox"/> Flood insurance <input type="checkbox"/><br><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.