

# A. Settlement Statement (HUD-1)

	<b>File Number</b>	<b>MI Number</b>	<b>Loan Number</b>
<b>B. Lender Name and Address</b>	<b>C. Mortgage Broker Name and Address</b>		<b>D. Settlement Date</b>
			<b>E. Settlement Agent</b>
<b>F. Buyer/Borrower Name and Address</b>	<b>G. Seller Name and Address</b>		<b>H. Property Address</b>
<b>I. Loan Description</b>			
Mortgage Loan Amount \$ _____ Term _____ years			
<input type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> FSA/RHS <input type="checkbox"/> VA <input type="checkbox"/> Other/Product Type _____			
<input type="checkbox"/> Fixed Rate <input type="checkbox"/> Adjustable Rate <i>(See disclosure for adjustment terms)</i>			
Prepayment Penalty <input type="checkbox"/> Yes <input type="checkbox"/> No		Balloon Payment <input type="checkbox"/> Yes <input type="checkbox"/> No	
Interest Only Payments <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(For all or part of loan)</i>			
<b>J. Interest Rate, Discount Points and Monthly Payment</b>			
Interest Rate _____%		Annual Percentage Rate (APR) _____%	
Discount Points _____% <i>(Included in settlement costs below)</i>		Actual Monthly Payment \$ _____	
The Actual Monthly Payment above includes \$ _____ in principal, if any, and interest, \$ _____ in taxes, \$ _____ for insurance, \$ _____ for other amounts and \$ _____ for mortgage insurance. If your loan is an Adjustable Rate Mortgage, see the terms for your loan program regarding future payments. In the case of an Adjustable Rate or Payment Mortgage, the Actual Monthly Payment above is an initial payment only and does not reflect any subsequent interest rate or payment adjustments on your loan.			
<b>K. Summary of Borrower's Transaction</b>		<b>L. Summary of Seller's Transaction</b>	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price		401. Contract sales price	
102. Personal Property		402. Personal property	
103. Settlement Charges to Borrower (line 1400)		403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City Taxes to		406. City/town taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower		420. Gross Amount Due to Seller	
<b>200. Amounts Paid by or on behalf of Borrower</b>		<b>500. Reduction in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing amounts taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>		<b>520. Total Reduction Amount Due Seller</b>	
<b>300. Cash at Settlement From/To Borrower</b>		600. Cash at Settlement To/From Borrower	
301. Gross Amount Due from Borrower		<b>601. Gross Amount Due to Seller (line 420)</b>	
302. Less Amounts paid By/For Borrower (line 220)		602. Less Reductions in Amount Due Seller (line 520)	
303. Cash _____ From _____ To Borrower		603. Cash _____ To _____ From Seller	

**M. Settlement Charges**

**M-1. Real Estate Sale Settlement Charges**

700. Total Real Estate Commission based on sales price \$ \_\_\_\_\_ @ \_\_\_\_\_ % or \$ \_\_\_\_\_

Division of Commission in 700 is as follows:

701. \$ \_\_\_\_\_ to \_\_\_\_\_

702. \$ \_\_\_\_\_ to \_\_\_\_\_

703. Real Estate Commission on line 700 paid at settlement \$ \_\_\_\_\_ Borrower \$ \_\_\_\_\_ Seller

704. \$ \_\_\_\_\_ \$ \_\_\_\_\_

**M-2. Other Charges for Purchase Transaction (Not Required by Lender)**

750. For \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

**M-3. Mortgage Loan Settlement Charges to Be Paid by You COMPARE 1ST COLUMN — CHARGES TO BE PAID BY BORROWER — TO GFE**

Note: Charges marked with a † are used to calculate the finance charge and APR under the Truth in Lending Act (TILA).

The numbered cost categories below are included in your Total Mortgage Loan Settlement Costs if filled in. All of the particular Borrower Seller fees and services may or may not be included for your loan.

800. Lender Origination Charges may include the charges in A-1–A-3 below:† \$ \_\_\_\_\_ \$ \_\_\_\_\_

A-1. Lender Charges for loan origination and other Lender services† \$ \_\_\_\_\_

A-2. Discount Points paid to reduce your interest rate† \_\_\_\_\_ % / \$ \_\_\_\_\_

A-3. Rate Lock paid to lock in your interest rate† \_\_\_\_\_ % / \$ \_\_\_\_\_ \$ \_\_\_\_\_

850. Mortgage Broker Origination Charges to be paid directly by You to the Mortgage Broker \$ \_\_\_\_\_ for loan origination and other Mortgage Broker services.

Note: The Mortgage Broker's compensation from the Lender for this Loan is \$ \_\_\_\_\_ or \_\_\_\_\_ % of the total amount. This amount is not included in the Mortgage Broker Origination Charges in 850 because it is paid by the Lender directly to the Mortgage Broker.

900. Credit, Valuation and Inspection Charges for your loan that may include: \$ \_\_\_\_\_ \$ \_\_\_\_\_

- Appraisal or valuation fee • Credit report • Pre-closing inspection • Pest inspection

1000. Title Charges for your loan that may include: \$ \_\_\_\_\_ \$ \_\_\_\_\_

- Settlement or closing-escrow services • Abstract or title search • Title examination
- Title insurance binder • Documentation preparation • Notary services
- Attorney services • Title insurance • Lender's coverage
- Survey • All other title and closing services

Charges for Owner's Title Insurance Coverage of \$ \_\_\_\_\_ are included in this amount if this box is checked.

Charges for closing agent to attend closing of \$ \_\_\_\_\_ are included in this amount if this box is checked.†

1100. Government Recording and Transfer Charges for this transaction include: \$ \_\_\_\_\_ \$ \_\_\_\_\_

- Recording fees: Deed: \$ \_\_\_\_\_ Mortgages: \$ \_\_\_\_\_ Releases: \$ \_\_\_\_\_
- City/county tax stamps: \$ \_\_\_\_\_
- State tax stamps: \$ \_\_\_\_\_
- Other government recording and transfer costs: \$ \_\_\_\_\_

1200. Interest and Mortgage Insurance Charges to be paid in advance include:† \$ \_\_\_\_\_ \$ \_\_\_\_\_

- Interest from \_\_\_\_\_ to \_\_\_\_\_ at \$ \_\_\_\_\_ a day • Mortgage insurance premium for \_\_\_\_\_ months to \_\_\_\_\_ at \$ \_\_\_\_\_
- VA funding fee / FHA mortgage insurance premium \$ \_\_\_\_\_ • All other 1200 series costs required to be paid in advance including: \_\_\_\_\_ for \$ \_\_\_\_\_

1250. Taxes, Flood and Hazard Insurance Charges to be paid in advance include: \$ \_\_\_\_\_ \$ \_\_\_\_\_

- Taxes: \_\_\_\_\_ • Flood insurance premium for \_\_\_\_\_ months to \_\_\_\_\_ at \$ \_\_\_\_\_
- Hazard insurance premium for \_\_\_\_\_ months to \_\_\_\_\_ at \$ \_\_\_\_\_ • All other 1250 series costs required to be paid in advance including: \_\_\_\_\_ for \$ \_\_\_\_\_

1300. Escrow Charges/Reserves to establish an escrow account to pay taxes, insurance premiums and other charges include: \$ \_\_\_\_\_ \$ \_\_\_\_\_

Instead of providing the itemization below, a separate escrow account analysis is being provided.

- Hazard insurance: \_\_\_\_\_ months at \$ \_\_\_\_\_ per month • Annual assessments: \_\_\_\_\_ months at \$ \_\_\_\_\_ per month
- Mortgage insurance: \_\_\_\_\_ months at \$ \_\_\_\_\_ per month • Flood insurance: \_\_\_\_\_ months at \$ \_\_\_\_\_ per month
- City property taxes: \_\_\_\_\_ months at \$ \_\_\_\_\_ per month • Aggregate analysis adjustment: \$ \_\_\_\_\_
- County property taxes: \_\_\_\_\_ months at \$ \_\_\_\_\_ per month • All other 1300 series costs/reserves deposited with lender including: \_\_\_\_\_ for \$ \_\_\_\_\_

Note: Even if required charges including taxes are not escrowed — listed here or in the separate escrow account analysis — you are still responsible for paying them.

1350. Other Mortgage Loan Settlement Charges for services for your loan \$ \_\_\_\_\_ \$ \_\_\_\_\_ that may include:†

- Life-of-Loan flood service • Life-of-Loan tax services • All other miscellaneous services not covered above
- Wire transfers

Gross Settlement Charges (M-1–M-3) \$ \_\_\_\_\_ \$ \_\_\_\_\_

Minus Settlement Charges Paid before Closing — \$ \_\_\_\_\_ \$ \_\_\_\_\_

Minus Any Credit from Lender — \$ \_\_\_\_\_ \$ \_\_\_\_\_

1400. Net Settlement Charges \$ \_\_\_\_\_ \$ \_\_\_\_\_ (line 103 on front) (line 502 on front)