



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:	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input checked="" 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: THIS IS AN EXAMPLE, AND AN ESTIMATE OF CLOSING COSTS, ETC., FOR A CONVENTIONAL LOAN ON A \$200,000 HOME	E. Name & Address of Seller: Nicest Seller Ever, With Best Kept Home Ever	F. Name & Address of Lender:
G. Property Location: BEST HOUSE EVER, BEST CITY EVER, USA	H. Settlement Agent: Place of Settlement:	I. Settlement Date: 7/31/14

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$200,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$5,900.00
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	
	\$205,900.00
200. Amount Paid by or in Behalf of Borrower	
201. Deposit or earnest money	\$1,000.00
202. Principal amount of new loan(s)	\$190,000.00
203. Existing loan(s) taken subject to	
204.	
205. Seller Paid Closing Costs	\$3,000.00
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes 8/1/14 to 12/31/14	\$1,400.00
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	
	\$195,400.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$205,900.00
302. Less amounts paid by/for borrower (line 220)	(\$195,400.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	
	\$10,500.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	
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	
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	
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	
602. Less reductions in amounts due seller (line 520)	()
603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

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		TYPICALLY PAID BY SELLER		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	Varies. Have seen as high as \$1400	\$ 700.00	(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)	\$700.00	
804. Appraisal fee to	USUALLY PAID OUTSIDE OF CLOSING, AT TIME OF SERVICE		(from GFE #3)		
805. Credit report to	High Estimate		(from GFE #3)	\$25.00	
806. Tax service to	High Estimate		(from GFE #3)	\$50.00	
807. Flood certification to	High Estimate		(from GFE #3)	\$25.00	
808.					
809.					
810.					
811.					
900. Items Required by Lender to be Paid in Advance					
901. Daily interest charges from 15 days to	@ \$ 20.00 /day		(from GFE #10)	\$300.00	
902. Mortgage insurance premium for	months to		(from GFE #3)		
903. Homeowner's insurance for 1	years to		(from GFE #11)	\$1,500.00	
904.					
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account			(from GFE #9)	\$2,000.00	
1002. Homeowner's insurance	4 months @ \$ 125.00	per month \$ 500.00			
1003. Mortgage insurance	4 months @ \$ 85.00	per month \$			
1004. Property Taxes	10 months @ \$ 200.00	per month \$ 2,000.00			
1005.	ALL ARE	months @ \$	per month \$		
1006.	ESTIMATE	months @ \$	per month \$		
1007. Aggregate Adjustment				-\$ 500.00	
1100. Title Charges					
1101. Title services and lender's title insurance			(from GFE #4)	\$1,200.00	
1102. Settlement or closing fee		\$			
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)	\$100.00	
1202. Deed \$	Mortgage \$	Release \$			
1203. Transfer taxes			(from GFE #8)		
1204. City/County tax/stamps	Deed \$	Mortgage \$			
1205. State tax/stamps	Deed \$	Mortgage \$			
1206.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for			(from GFE #6)		
1302.			\$		
1303.			\$		
1304. PAID FOR OUTSIDE OF CLOSING: Inspection Fees and Appraisal. Prices Vary.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$5,900.00	

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
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-1
Government recording charges	# 1201		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
Total			
Increase between GFE and HUD-1 Charges		\$	or %

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		
Daily interest charges \$ /day	# 901		
Homeowner's insurance	# 903		
	#		
	#		
	#		

Loan Terms

Your initial loan amount is	\$
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input 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 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 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 type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$
Does your loan have a balloon payment?	<input 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 type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input 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.