



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 1001	7. Loan Number: 123456	8. Mortgage Insurance Case Number: n/a
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 agents 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: Bob Buyer, Betty Buyer 1234 Street, Columbia, MD 21045	E. Name & Address of Seller: Sam Seller	F. Name & Address of Lender: Lender 1234 Loan Circle, Mortgage City, DT 12345
G. Property Location: 1234 Street Columbia, MD 21045	H. Settlement Agent: Title Rite Services, Inc. Place of Settlement: 2411 Crofton Lane, Suite 14A, Crofton, MD 21114 Phone: Fax: (410) 451-58	I. Settlement Date: 01/25/2010 Disbursement Date: 01/25/2010 TitleExpress Printed 01/05/2010 at 11:19 am EST

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	400,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	13,305.89
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes 01/25/2010 to 06/30/2010	1,400.53
108. Assessments to	
109. 2010 HOA 01/25/2010 to 12/31/2010	140.14
110.	
111.	
112.	
120. Gross Amount Due from Borrower	414,846.56
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	15,000.00
202. Principal amount of new loan(s)	300,000.00
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. water 12/24/2009 to 01/25/2010	28.09
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	315,028.09
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	414,846.56
302. Less amounts paid by/for borrower (line 220)	315,028.09
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	99,818.47

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	400,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	
407. County taxes 01/25/2010 to 06/30/2010	1,400.53
408. Assessments to	
409. 2010 HOA 01/25/2010 to 12/31/2010	140.14
410.	
411.	
412.	
420. Gross Amount Due to Seller	401,540.67
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	9,550.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	199,789.00
505. Payoff of second mortgage loan	
506. Retained for settlement services	15,000.00
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514. water 12/24/2009 to 01/25/2010	28.09
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	224,367.09
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	401,540.67
602. Less reductions in amount due seller (line 520)	224,367.09
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	177,173.58

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 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. It 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		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
701.	\$20,000.00 to ReMax		
702.	\$0.00 to		
703.	Commission paid at settlement		5,000.00
704.	Earnest Money Deposit to ReMax	\$15,000.00 POC (Borrower)	
705.	Admin Fee to ReMax	350.00	350.00
800. Items Payable in Connection with Loan			
801.	Our origination charge (Includes Origination Point 1.000% or \$3,000.00)	\$3,000.00 (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)	3,000.00
804.	Appraisal fee to Lender	(from GFE #3)	350.00
805.	Credit report to Lender	(from GFE #3)	25.00
806.	Tax service to Lender	(from GFE #3)	70.00
807.	Flood certification to Lender	(from GFE #3)	10.00
808.	Application fee to Lender	(from GFE #3)	495.00
900. Items Required by Lender to be Paid in Advance			
901.	Daily interest charges from 01/25/2010 to 02/01/2010 @ \$41.0958/day	(from GFE #10)	287.67
902.	Mortgage Ins. Premium for months to	(from GFE #3)	
903.	Homeowner's insurance for 1 years to State Farm	\$695.00 POC (Borrower) (from GFE #11)	
904.	months to	(from GFE #11)	
1000. Reserves Deposited with Lender			
1001.	Initial deposit for your escrow account	(from GFE #9)	1,530.42
1002.	Homeowner's insurance 3 months @ \$ 57.92/month	\$173.75	
1003.	Mortgage Insurance months @ \$ 0.00/month	\$0.00	
1004.	City Property Tax months @ \$ 0.00/month	\$0.00	
1005.	County Property Tax 5 months @ \$ 271.33/month	\$1,356.67	
1006.	Assessments months @ \$ 0.00/month	\$0.00	
1007.	Aggregate Adjustment	\$0.00	
1100. Title Charges			
1101.	Title services and lender's title insura	(from GFE #4)	1,640.50
1102.	Settlement or closing fee to	\$	
1103.	Owner's title insurance	(from GFE #5)	1,007.30
1104.	Lender's title insurance	\$805.50	
1105.	Lender's title policy limit \$300,000.00		
1106.	Owner's title policy limit \$400,000.00		
1107.	Agent's portion of the total title insurance premium	\$1,450.24	
1108.	Underwriter's portion of the total title insurance premium	\$362.56	
1109.	Prepare/Obtain Release to Title-Rite Services, Inc.	\$	200.00
1200. Government Recording and Transfer Charges			
1201.	Government recording charges	(from GFE #7)	80.00
1202.	Deed \$40.00 Mortgage \$40.00 Release \$0.00		
1203.	Transfer taxes	(from GFE #8)	4,000.00
1204.	State Recordation Tax Deed \$2,000.00 Mortgage \$0.00		1,000.00
1205.	State Transfer Tax Deed \$2,000.00 Mortgage \$0.00		1,000.00
1206.	County Transfer Tax Deed \$4,000.00 Mortgage \$0.00		2,000.00
1207.	Transfer taxes Deed \$0.00 Mortgage \$0.00		
1300. Additional Settlement Charges			
1301.	Required services that you can shop for	(from GFE #6)	460.00
1302.	Survey to Survey Company	\$360.00	
1303.	Pest Inspection to Termite Company	\$65.00	
1304.	Lien Cert to Director of Finance	\$35.00	
1305.	to		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		13,305.89	9,550.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our origination charge	# 801
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
	3,000.00
	3,000.00
	8,000.00

Charges That in Total Cannot Increase More Than 10%	
Appraisal fee	# 804
Credit report	# 805
Tax service	# 806
Flood certification	# 807
Application fee	# 808
Title services and lender's title insurance	# 1101
Government recording charges	# 1201
Survey	# 1302
Pest Inspection	# 1303
Lien Cert	# 1304
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
	350.00
	25.00
	70.00
	10.00
	495.00
	1,640.50
	80.00
	360.00
	65.00
	35.00
	3,130.50
\$ 3,130.50	or

Charges That Can Change	
Daily interest charges from	# 901 \$41.0958/day
Homeowner's insurance	# 903
Initial deposit for your escrow account	# 1001

Good Faith Estimate	HUD-1
	287.67
	695.00
	1,530.42

Loan Terms

Your initial loan amount is	\$300,000.00
Your loan term is	30 years
Your initial interest rate is	5.0000%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$1,614.35 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input 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 _____ years 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 \$329.25 that results in a total initial monthly amount owed of \$1,934.60. This includes principal, interest, and 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"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

HUD CERTIFICATION OF BUYER AND SELLER

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 copy of the HUD-1 Settlement Statement.

Buyers

Bob Buyer

Betty Buyer

Sellers

Sam Seller

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause 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 SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.