

A. SETTLEMENT STATEMENT

U.S. Department of Housing  
and Urban Development



OMB No. 2502-0265

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
4. <input type="checkbox"/> VA      5. <input type="checkbox"/> Conv. Ins.			8. Mortgage Insurance 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 information purposes and are not included in the totals.			
D. Name and Address of Borrower		E. Name and Address of Seller	
		F. Name and Address of Lender	
G. Property Location		H. Settlement Agent	
:		:	
:		Place of Settlement	
:		I. Settlement Date	
:		06/25/14	
		DD: 06/25/14	
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	130,000.00	401. Contract sales price	130,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,327.59	403.	
104.		404. Seller contrib.to PMI for Mtg. Release	1,000.00
105. Buyer contrib.to PMI for Mtg. Release	4,900.00	405. Buyer contrib.to PMI for Mtg. Release	4,900.00
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments 06/25 to 06/30	62.02	408. Assessments 06/25 to 06/30	62.02
109. Prepaid Garbage/Solid Waste Assessments	1.80	409. Prepaid Garbage/Solid Waste Assessments	1.80
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	136,291.41	420. GROSS AMOUNT DUE TO SELLER	135,963.82
200. Amounts Paid By or In Behalf of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	11,285.59
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	124,277.21
		FIRST MORTGAGE HOLDER/SERVICER	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01 to 06/25	901.02	511. County taxes 01/01 to 06/25	901.02
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	901.02	520. TOTAL REDUCTION AMOUNT DUE SELLER	136,463.82
300. Cash At Settlement From or To Borrower		600. Cash At Settlement To or From Seller	
301. Gross amount due from borrower (line 120)	136,291.41	601. Gross amount due to seller (line 420)	135,963.82
302. Less amounts paid by/for borrower (line 220)	901.02	602. Less reduction amount due seller (line 520)	136,463.82
303. CASH FROM BORROWER	135,390.39	603. CASH FROM SELLER	500.00

IN THE EVENT A RE-PRORATION OF THE TAXES IS NECESSARY WHEN THE TAX BILLS FOR THE CURRENT YEAR ARE PREPARED, THE PARTIES AGREE TO HANDLE SAID RE-PRORATION BETWEEN THEMSELVES. ALL PARTIES CONSENT TO THE ATTACHMENT OF THE HUD-1 SIGNATURE PAGE ADDENDUM TO A GFE HUD STATEMENT.

Buyer/Borrower

Seller

Seller

L. SETTLEMENT CHARGES:				FILE #:		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$				130,000.00@	6.00 =		
Division of commission (line 700) as follows:							
701. \$				7,800.00 to			
702. \$				to		7,800.00	
703. Commission paid at Settlement				\$250 Broker Admin. Fee P.O.C. by Agent			
704. Regulatory Compliance Fee							
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				P.O.C.			
801. Loan Origination Fee				%			
802. Loan Discount				%			
803. Appraisal Fee				to			
804. Credit Report				to			
805. Lender's Inspection Fee				to			
806. Mtg. Ins. Application Fee				to			
807. Assumption Fee				to			
808.							
809.							
810.							
811.							
812.							
813.							
814.							
815.							
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901. Interest from				to	@ \$	/day	Days
902. Mortgage Insurance Premium for				to			
903. Hazard Insurance Premium for				yrs	to		
904.							
905.							
1000. RESERVES DEPOSITED WITH LENDER FOR							
1001. Hazard Insurance				mo.@\$	/mo.		
1002. Mortgage Insurance				mo.@\$	/mo.		
1003. City property taxes				mo.@\$	/mo.		
1004. County property taxes				mo.@\$	/mo.		
1005. Annual Assessments				mo.@\$	/mo.		
1006.				mo.@\$	/mo.		
1007.				mo.@\$	/mo.		
1008.							
1100. TITLE CHARGES							
1101. Settlement or closing fee				to			1,000.00
1102. Abstract or title search				to	Attorneys' Title Services, Inc.	115.00	
1103. Title examination				to			
1104. Title insurance binder				to			
1105. Document preparation				to			
1106. Notary fees				to			
1107. Attorney's fees				to			
(includes above items No:					)		
1108. Title insurance				to		225.00	500.00
(includes above items No: 1101 (amt.exceeding Risk Prem),1104					)		
1109. Lender's coverage \$							
1110. Owner's coverage \$				130,000.00	----	725.00	
1111. Loan Document Retrieval Fee							
1112. Endorsements							
1113. Title Agent Premium Rebate							
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201. Recording fees				Deed \$	27.00;	Mortgage \$	Releases \$ 0.00
1202. City/county/stamps				Deed \$		Mortgage \$	
1203. State tax/stamps				Deed \$	910.00;	Mortgage \$	910.00
1204. Intangible Tax				Deed \$		Mortgage \$	
1205.							
1300. ADDITIONAL SETTLEMENT CHARGES							
1301. Survey				to			
1302. Pest inspection				to			
1303. Courier/Handling						20.00	
1304. Qtr. II & III Condo. Maint.						940.59	915.59
1305. Condo. Management Estoppel Fee							160.00
1306.							
1307.							
1308.							
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)						1,327.59	11,285.59

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.

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Buyer/Borrower

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Seller

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Buyer/Borrower

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Seller

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.