



A. Settlement Statement (HUD-1)

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number SAMPLE
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number 123456789
			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 Sally Homebuyer John Homebuyer 1234 Anywhere Road Hometown, US 11111		E. Name and Address of Seller Ann Homeseller Dan Homeseller 1234 Anywhere Road Hometown, US 11111	
		F. Name and Address of Lender Hometown Mortgage 123 Money Street Hometown, US 11111	
G. Property Location 1234 Anywhere Road Hometown, US 11111 Charles County		H. Settlement Agent ((301) 396-9390) A-1 Title Services, LLC Place of Settlement 5 Mooncoin Circle Waldorf, Maryland 20602	
		I. Settlement Date 01/01/14 DD: 01/01/14	
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	150,000.00	401. Contract sales price	150,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	8,660.57	403.	
104.		404.	
105.		405.	
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	01/01 to 06/30 986.30	407. County taxes	01/01 to 06/30 986.30
108. Assessments	to	408. Assessments	to
109. Monthly HOA Dues from 1/01/014-1/31/14	106.40	409. Monthly HOA Dues from 1/01/014-1/31/14	106.40
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	159,753.27	420. GROSS AMOUNT DUE TO SELLER	151,092.70
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	150,000.00	502. Settlement charges to seller (line 1400)	10,645.00
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	100,000.00
		Mortgage USA	
205.		505. Payoff of second mortgage loan	
206.		506. Water Escrow	200.00
207.		507. Deposit being disbursed as proceeds (1,000.00)	
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	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.	
220. TOTAL PAID BY / FOR BORROWER	151,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	110,845.00
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	159,753.27	601. Gross amount due to seller (line 420)	151,092.70
302. Less amounts paid by/for borrower (line 220)	151,000.00	602. Less reduction amount due to seller (line 520)	110,845.00
303. CASH FROM BORROWER	8,753.27	603. CASH TO SELLER	40,247.70

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 6252, and/or Schedule D (Form 1040).

You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN# _____ Ann Homeseller

L. SETTLEMENT CHARGES:		File Number: SAMPLE		
700. Total Real Estate Broker Fees		9,000.00		
Division of commission (line 700) as follows:				
			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
701. \$	4,500.00 to	Hometown Real Estate		
702. \$	4,500.00 to	Anywhere Real Estate		
703.	Commission paid at Settlement			9,000.00
704.				
705.	Admin Fee	Hometown RE/Anywhere RE	295.00	295.00
800. Items Payable in Connection with Loan			P.O.C.	
801.	Our origination charge	(Includes Origination Point(s) 1% or \$1,500.00) 1,500.00 (from GFE#1)		
802.	Your credit or charge (points) for the specific interest rate chosen	*** \$ 1,500.00 (from GFE#2)		
803.	Your adjusted origination charges	Hometown Mortgage (from GFE A)	3,000.00	
804.	Appraisal Fee	Hometown Appraisers (from GFE#3) 450.00(B*)		
805.	Credit Report	Hometown Credit (from GFE#3)	15.00	
806.	Tax service	Real Estate Tax Serv. (from GFE#3)	89.00	
807.	Flood certification	Real Estate Flood Serv. (from GFE#3)	18.00	
808.				
809.				
810.				
811.				
812.				
813.				
814.				
900. Items Required by Lender to Be Paid in Advance				
901.	Daily interest charges	from 01/01/14 to 02/01/14 @\$ 17.47 /day (from GFE#10) 31 day(s)	541.57	
902.	Mortgage Insurance Premium	for to (from GFE#3)		
903.	Homeowner's insurance	for to Insurance Company \$ 550.00 (from GFE#11)	550.00	
904.				
905.				
1000. Reserves Deposited with Lender				
1001.	Initial deposit for your escrow account	(from GFE#9)	637.50	
1002.	Hazard Insurance	3 mo. @ \$ 45.83 per mo. \$ 137.49		
1003.	Mortgage Insurance	mo. @ \$ per mo. \$		
1004.	City property taxes	mo. @ \$ per mo. \$		
1005.	County property taxes	3 mo. @ \$ 166.67 per mo. \$ 500.01		
1006.	Annual Assessments	mo. @ \$ per mo. \$		
1007.		mo. @ \$ per mo. \$		
1008.		mo. @ \$ per mo. \$		
1009.	Aggregate Adjustment	\$		
1100. Title Charges				
1101.	Title services and lender's title insurance	(from GFE#4)	1,130.00	
1102.	Settlement or closing fee	A-1 Title Services, LLC \$ 295.00 (from GFE#4)		100.00
1103.	Owner's title insurance	A-1 Title Services, LLC (from GFE#5)	784.50	
1104.	Lender's title insurance	A-1 Title Services, LLC \$ 150.00		
1105.	Lender's title policy limit	150,000.00 --- 150.00		
1106.	Owner's title policy limit	150,000.00 --- 784.50		
1107.	Agent's portion of the total title insurance premium	\$ 0.00		
1108.	Underwriter's portion of the total title insurance premium	\$ 934.50		
1109.	Title Examination	A-1 Title Services, LLC \$ 150.00 (from GFE#4)		
1110.	Courier Fee	A-1 Title Services, LLC \$ 60.00 (from GFE#4)		
1111.	Release/Reconveyance Fee	A-1 Title Services, LLC		75.00
1112.	Attorney Fee	Kurt Wolfgang \$ 175.00 (from GFE#4)		
1113.	Abstract/Judgment Fee	Abstractor \$ 300.00 (from GFE#4)		
1200. Government Recording and Transfer Charges				
1201.	Government recording charges	(from GFE#7)	120.00	
1202.	Deed \$ 60.00 Mortgage \$ 60.00 Releases \$ 50.00			50.00
1203.	Transfer taxes	(from GFE#8)	750.00	
1204.	City/county tax/stamps	Deed \$ 1,500.00 Mortgage \$		750.00
1205.	State tax/stamps	Deed \$ 750.00 Mortgage \$	375.00	375.00
1206.				
1207.				
1208.				
1300. Additional Settlement Charges				
1301.	Required services that you can shop for	(from GFE#6)	355.00	
1302.	Survey	Survey Company \$ 230.00 (from GFE#6)		
1303.	Pest inspection	Termite Company \$ 125.00 (from GFE#6)		
1304.				
1305.				
1306.				
1307.				
1308.				
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			8,660.57	10,645.00

Paid Outside Closing: B* by Borrower
 *** (Includes Discount Point(s) 1% or \$1,500.00)

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.

Sally Homebuyer

John Homebuyer

Ann Homeseller

Dan Homeseller

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.

A-1 Title Services, LLC

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	File Number: SAMPLE	Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
Our origination charge	# 801	1,500.00	1,500.00
Your credit or charge (points) for the specific interest rate chosen	# 802	1,500.00	1,500.00
Your adjusted origination charges	# 803	3,000.00	3,000.00
Transfer taxes	# 1203	750.00	750.00
City/county tax/stamps - Deed	\$ 750.00 # 1204		
State tax/stamps - Deed	# 1205	375.00	375.00

Charges That in Total Cannot Increase More Than 10%	Good Faith Estimate	HUD-1
Government recording charges	# 1201	120.00
Government recording charges - Deed	\$ 60.00 # 1202	
Government recording charges - Mortgage	\$ 60.00 # 1202	
Appraisal Fee	# 804	450.00
Credit Report	# 805	15.00
Tax service	# 806	89.00
Flood certification	# 807	18.00
Title services and lender's title insurance	# 1101	1,130.00
Owner's title insurance	# 1103	784.50
Survey	# 1302	500.00
Pest inspection	# 1303	75.00
	TOTAL	3,181.50
	Increase between GFE and HUD-1 Charges	\$ 0.00 or 0.00 %

Charges That Can Change	Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001	800.00
Daily interest charges	# 901 \$17.47/day	541.57
Homeowner's insurance	# 903	675.00

Loan Terms

Your initial loan amount is	\$ 150,000.00
Your loan term is	30 years
Your initial interest rate is	4.25 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 737.91 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest -->\$ 737.91 <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 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 \$ 212.50 that results in a total initial monthly amount owed of \$ 950.41 . This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes -->\$ 166.67 <input checked="" type="checkbox"/> Homeowner's Insurance -->\$ 45.83 <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.