



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 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 and Address of Borrower: | E. Name and Address of Seller: | F. Name and Address of Lender: |
| | | |
| G. Property Location: | H. Settlement Agent: Ph. Place of Settlement: | I. Settlement Date: |

| J. Summary of Borrower's transaction | |
|---|-------------|
| 100. Gross Amount Due from Borrower: | |
| 101. Contract sales price | |
| 102. Personal property | |
| 103. Settlement Charges to Borrower (Line 1400) | |
| 104. | |
| 105. | |
| Adjustments for items paid by Seller in advance | |
| 106. Summer Taxes | to 06/30/13 |
| 107. Winter Taxes | to 11/30/13 |
| 108. Assessments | to |
| 109. | |
| 110. | |
| 111. | |
| 112. | |
| 120. Gross Amount Due from Borrower | |
| 200. Amounts Paid by or in Behalf of Borrower | |
| 201. Deposit or earnest money | |
| 202. Principal amount of new loan(s) | |
| 203. Existing loan(s) taken subject to | |
| 204. | |
| 205. | |
| 206. | |
| 207. | |
| 208. | |
| 209. Seller Paid Owner's Policy | |
| Adjustments for items unpaid by Seller | |
| 210. Summer Taxes | to |
| 211. Winter Taxes | to |
| 212. Assessments | to |
| 213. | |
| 214. | |
| 215. | |
| 216. | |
| 217. | |
| 218. | |
| 219. | |
| 220. Total Paid by/for Borrower | |
| 300. Cash at Settlement from/to Borrower | |
| 301. Gross amount due from Borrower (line 120) | |
| 302. Less amount paid by/for Borrower (line 220) | () |
| 303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower | 0.00 |

| K. Summary of Seller's transaction | |
|---|------|
| 400. Gross Amount Due to Seller: | |
| 401. Contract sales price | |
| 402. Personal property | |
| 403. | |
| 404. | |
| 405. | |
| Adjustments for items paid by Seller in advance | |
| 406. Summer Taxes | to |
| 407. Winter Taxes | to |
| 408. Assessments | to |
| 409. | |
| 410. | |
| 411. | |
| 412. | |
| 420. Gross Amount Due to Seller | |
| 500. Reductions in Amount Due Seller: | |
| 501. Excess deposit (see instructions) | |
| 502. Settlement charges to Seller (Line 1400) | |
| 503. Existing loan(s) taken subject to | |
| 504. Payoff First Mortgage | |
| 505. Payoff Second Mortgage | |
| 506. | |
| 507. | |
| 508. | |
| 509. Seller Paid Owner's Policy | |
| Adjustments for items unpaid by Seller | |
| 510. Summer Taxes | to |
| 511. Winter 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 due Seller (line 520) | () |
| 603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller | 0.00 |

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

By signing page 2 of this statement, the signatories acknowledge receipt of a completed copy of page 1 of this two page statement.

| L. Settlement Charges | | | | | |
|--|----------------------------|-------------|----------------|---|---|
| 700. Total Real Estate Broker Fees | | | | | |
| <i>Division of commission (line 700) as follows:</i> | | | | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
| 701. \$ | to | | | | |
| 702. \$ | to | | | | |
| 703. Commission paid at settlement | | | | | |
| 704. Deposit Ret'd By Selling Agent | | | | \$ (POC) | |
| 705. | | | | | |
| 800. Items Payable in Connection with Loan | | | | | |
| 801. Our origination charge | | \$ | (from GFE #1) | | |
| 802. Your credit or charge (points) for the specific interest rate chosen | | \$ | (from GFE #2) | | |
| 803. Your adjusted origination charges to | | | (from GFE #A) | 0.00 | |
| 804. Appraisal fee | to | | (from GFE #3) | | |
| 805. Credit Report | to | | (from GFE #3) | | |
| 806. Tax service | to | | (from GFE #3) | | |
| 807. Flood certification | to | | (from GFE #3) | | |
| 808. | | | (from GFE #3) | | |
| 809. | | | (from GFE #3) | | |
| 810. | | | (from GFE #3) | | |
| 811. | | | (from GFE #3) | | |
| 900. Items Required by Lender to Be Paid in Advance | | | | | |
| 901. Daily interest charges from | to | @ \$/day | (from GFE #10) | | |
| 902. MIP Tot Ins. for Life of Loan | months to | | (from GFE #3) | | |
| 903. Homeowner's insurance for | years to | | (from GFE #11) | | |
| 904. | | | (from GFE #11) | | |
| 905. | | | (from GFE #11) | | |
| 1000. Reserves Deposited with Lender | | | | | |
| 1001. Initial deposit for your escrow account | | | (from GFE #9) | | |
| 1002. Homeowner's insurance | months @ \$ | per month | \$ | | |
| 1003. Mortgage insurance | months @ \$ | per month | \$ | | |
| 1004. Property taxes | | | \$ | | |
| 1005. | | | \$ | | |
| 1006. | months @ \$ | per month | \$ | | |
| 1007. | months @ \$ | per month | \$ | | |
| 1008. | | | \$ | | |
| 1009. | | | \$ | | |
| 1100. Title Charges | | | | | |
| 1101. Title services and lender's title insurance | | | (from GFE #4) | | |
| 1102. Settlement or closing fee | | | \$ | | |
| 1103. Owner's title insurance to | | | (from GFE #5) | | |
| 1104. Lender's title insurance to | | | \$ | | |
| 1105. Lender's title policy limit | \$ | | | | |
| 1106. Owner's title policy limit | \$ | | | | |
| 1107. Agent's portion of the total title insurance premium | | | \$ | | |
| 1108. Underwriter's portion of the total title insurance premium | | | \$ | | |
| 1109. | | | \$ | | |
| 1110. | | | \$ | | |
| 1111. Payoff Processing/Delivery Fee | | | \$ | | |
| 1112. Attorney Fees | Thomas D. Richardson, Esq. | | \$ | | |
| 1113. | | | \$ | | |
| 1200. Government Recording and Transfer Charges | | | | | |
| 1201. Government recording charges | | | (from GFE #7) | | |
| 1202. Deed \$ | Mortgage \$ | Releases \$ | Other \$ | | |
| 1203. Transfer taxes | | | (from GFE #8) | | |
| 1204. City/County tax/stamps | \$ | \$ | | | |
| 1205. State tax/stamps | \$ | \$ | | | |
| 1206. | | | | | |
| 1207. | | | | | |
| 1300. Additional Settlement Charges | | | | | |
| 1301. Required services that you can shop for | | | (from GFE #6) | | |
| 1302. | | | \$ | | |
| 1303. | | | \$ | | |
| 1304. | | | \$ | | |
| 1305. | | | \$ | | |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) | | | | | |

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Borrower

Seller

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Settlement Agent

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 & SECTION 1010.

| Comparison of Good Faith Estimate (GFE) and HUD-1 Charges | | Good Faith Estimate | HUD-1 |
|---|-------------------|---------------------|----------|
| Charges That Cannot Increase | HUD-1 Line Number | | |
| Charges That in Total Cannot Increase More than 10% | | Good Faith Estimate | HUD-1 |
| Total | | | |
| Increase between GFE and HUD-1 Charges | | \$ 0.00 | or 0.00% |

| Charges That Can Change | Good Faith Estimate | HUD-1 |
|-------------------------|---------------------|-------|
|-------------------------|---------------------|-------|

Loan Terms

| | |
|---|--|
| Your initial loan amount is | |
| Your loan term is | N/A |
| Your initial interest rate is | _____% |
| Your initial monthly amount owed for principal, interest and any mortgage insurance is | N/A <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 ___ months 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 \$N/A that results in a total initial monthly amount owed of \$N/A. 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.