

A. Settlement Statement

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: SAMPLE	7. Loan Number: SAMPLE	8. Mortgage Insurance Case Number: SAMPLE
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: Mr. Buyer 123 Nowhere ABC, USA	E. Name & Address of Seller: Mr. Seller 123 Here, USA	F. Name & Address of Lender: Mr. Lender 123 Lender Rd ABC, USA
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G. Property Location: YOUR NEW HOME	H. Settlement Agent: ATTORNEY Place of Settlement: ATTORNEY'S OFFICE	I. Settlement Date: TODAY
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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	350,000.00	401. Contract sales price	350,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	9,629.98	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 to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	359,629.98	420. Gross Amount Due To Seller	350,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	280,000.00	502. Settlement charges to seller (line 1400)	21,825.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	278,800.00
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 1/1 to 1/29	56.00	510. City/town taxes 1/1 to 1/29	56.00
211. County taxes 1/1 to 1/29	41.00	511. County taxes 1/1 to 1/29	41.00
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	281,097.00	520. Total Reduction Amount Due Seller	300,722.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	359,629.98	601. Gross amount due to seller (line 420)	350,000.00
302. Less amounts paid by/for borrower (line 220)	(281,097.00)	602. Less reductions in amt. due seller (line 520)	(300,722.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	78,532.98	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$49,278.00

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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.

The information requested does not lend itself to confidentiality.

L. Settlement Charges						
700. Total Sales/Broker's Commission based on price \$	350,000.00	@	6 % =	21,000.00		
Division of Commission (line 700) as follows:						
701. \$	10,500.00	to	REALTOR BUYER		Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$	10,500.00	to	REALTOR SELLER			
703. Commission paid at Settlement						21,000.00
704.						
800. Items Payable In Connection With Loan						
801. Loan Origination Fee	1 %		280,000.00		2,800.00	
802. Loan Discount			%			
803. Appraisal Fee	375	to	Appraiser			
804. Credit Report	50	to	Credit Check			
805. Lender's Inspection Fee						
806. Mortgage Insurance Application Fee to						
807. Assumption Fee						
808. Loan application fee					750.00	
809.						
810. Courier Fee					40.00	
811.						
900. Items Required By Lender To Be Paid In Advance						
901. Interest from	1/1	to	1/21	@ \$ 64.00 /day	1,344.00	
902. Mortgage Insurance Premium for				months to		
903. Hazard Insurance Premium for			1 years to	Insurance Comp	1,800.00	
904. city and county taxes			1 years to	City & County	1,100.00	
905.						
1000. Reserves Deposited With Lender						
1001. Hazard insurance	3 months @ \$		150 per month		450.00	
1002. Mortgage insurance	months @ \$		per month			
1003. City property taxes	3 months @ \$		50.00 per month		150.00	
1004. County property taxes	3 months @ \$		41.66 per month		124.98	
1005. Annual assessments	months @ \$		per month			
1006.	months @ \$		per month			
1007.	months @ \$		per month			
1008.	months @ \$		per month			
1100. Title Charges						
1101. Settlement or closing fee		to				
1102. Abstract or title search		to				
1103. Title examination		to	Examiner		75.00	
1104. Title insurance binder		to				
1105. Document preparation		to	Attorney			125.00
1106. Notary fees		to				
1107. Attorney's fees		to	Closing attorney		450.00	
(includes above items numbers:)			
1108. Title insurance		to	Insurance Company		375.00	
(includes above items numbers:)			
1109. Lender's coverage	\$ 280,000.00					
1110. Owner's coverage	\$ 350,000.00					
1111.						
1112.						
1113.						
1200. Government Recording and Transfer Charges						
1201. Recording fees: Deed \$	17.00	; Mortgage \$	69.00	; Releases \$	86.00	
1202. City/county tax/stamps: Deed \$; Mortgage \$				700.00
1203. State tax/stamps: Deed \$; Mortgage \$				
1204.						
1205.						
1300. Additional Settlement Charges						
1301. Survey		to				
1302. Pest inspection to		BUG CHECKER			85.00	
1303.						
1304.						
1305.						
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					9,629.98	21,825.00