

Sample Settlement Statement: Front of form
Buyers' Column

Line 101: Contract sales price of \$80,000.

Line 103: Buyers' total closing costs (from line 1400 on the back of the form), \$3,371.03:

Line 120: The gross amount due from buyers, \$83,371.03.

Section 200: Amounts paid by or on behalf of the buyers. These amounts will be subtracted from the total amount due on line 120.

Line 201: The \$500 that the buyers paid as earnest money. This amount is now credited to them and deducted from the total that they owe.

Line 202: The amount of the buyers' mortgage loan, which will be subtracted from the gross amount.

Line 210: The amount that the sellers are paying the buyers to cover property taxes from Jan. 1 through the closing date, \$1,250. At the end of the year, the buyers will have to pay property taxes for the entire year, but will have only owned the property since Oct. 31, so the sellers are paying a pro-rated portion of the taxes for the months they owned and occupied the property that year.

Line 220: The total amount paid by or on behalf of the buyers, \$77,750.

Lines 301-303: The amount due from the buyers at closing, which the buyers must pay at closing with a certified or cashier's check (\$83,371.03 - \$77,750 = \$5,621.03).

Sellers' column

Line 401: Sales price, \$80,000.


Line 420: Gross amount due to sellers, \$80,000.

Line 502: Sellers' closing costs (from line 1400 on back): \$5,225

Line 510: The amount due to the buyers to cover taxes from Jan. 1 through the closing date, \$1,250.

Line 520: The total withheld from the sales price \$6,475.

Lines 601-603: The amount the seller receives from the transaction (\$80,000 - \$6,475 = \$73,525).

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"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number
4. <input type="checkbox"/> VA	5. <input checked="" type="checkbox"/> Conv. Ins.		7. Loan Number
			8. Mortgage Insurance Case Number
			711

			7,011,011
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: Thomas and Mary Jackson 1000 North Avenue, #201 Any Town, USA			
E. NAME AND ADDRESS OF SELLER: Robert and Judith Walker 2902 East Washington Street Any Town, USA			
F. NAME AND ADDRESS OF LENDER: Great Service Lending 2121 Easy Avenue Any Town, USA			
G. PROPERTY LOCATION: 2902 East Washington Street Any Town, USA			
H. SETTLEMENT AGENT: Great Service Lending PLACE OF SETTLEMENT: 2121 Easy Avenue Any Town, USA			
I. SETTLEMENT DATE: October 31, 1997			
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	80,000.00	401. Contract sales price	80,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower: (from line 1400)	3,371.03	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: ▶ 83,371.03		420. GROSS AMOUNT DUE TO SELLER: ▶ 80,000.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	76,000.00	502. Settlement charges to seller (line 1400)	5,225.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
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 1-1-97 to 10-31-97	1,250.00	510. City/town taxes 1-1-97 to 10-31-97	1,250.00
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: ▶ 77,750.00		520. TOTAL REDUCTIONS IN AMOUNT DUE TO SELLER: ▶ 6,475.00	
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross amount due from borrower (line 120)	83,371.03	601. Gross amount due to seller (line 420)	80,000.00
302. Less amount paid by/for borrower (line 220)	(77,750.00)	602. Less total reductions in amount due seller (line 520)	(6,475.00)
303. CASH (<input checked="" type="checkbox"/> FROM/ (<input type="checkbox"/> TO) BORROWER: ▶ 5,621.03		603. CASH (<input checked="" type="checkbox"/> TO/ (<input type="checkbox"/> FROM) SELLER: ▶ 73,525.00	

Sample Settlement Statement: Back of form

Lines 700, 703: Real estate commissions paid by the sellers.

Lines 801, 802: Loan origination and loan discount fees – actually the “points” that the buyers are paying for their loan.

Lines 803, 804: Fees for appraisal and credit report, which were paid in advance when the buyers applied for their loan. “P.O.C.” means *paid outside of closing*.

Line 901: One day of interest paid for the date of closing. Because this closing fell on Oct. 31, the buyers owed only one day of interest. Their first mortgage payment will be due on Dec. 1 and will cover interest for the entire month of November.

Line 902: The premium for mortgage insurance. After that, the buyers will make monthly payments for mortgage insurance as part of their monthly payment.

Lines 1001 – 1003: These are reserve amounts that the buyers will leave on deposit with their lender to cover future payments for hazard insurance, mortgage insurance and property taxes.

Line 1107: The lender’s attorney fees of \$200 paid by the buyers. The seller’s attorney is also being paid at closing.

Line 1108: \$225 for the owner’s title insurance policy, paid by the sellers. The buyers are paying an additional \$60 for a separate title insurance policy for their lender.

Line 1201: Fee paid by the buyers to have their Deed recorded with the Registrar of Deeds in the county in which they will be living. After closing, the closing officer will have the Deed recorded.

Line 1400: The buyers’ total closing or settlement costs of \$3,371.03. The sellers’ costs come to \$5,225.00.

HUD-1 (Rev. 3/86)		OMB No. 2502-0265	
L.		SETTLEMENT	CHARGES
700.	TOTAL SALES BROKER'S COMMISSION: BASED ON PRICE	\$ 80,000.00 @ 6.0 % =	4,800.
DIVISION OF COMMISSION (LINE 700) AS FOLLOWS:			
701.	\$ 2,400.	to Listing Agent	
702.	\$ 2,400.	to Selling Agent	
703.	Commission paid at settlement		4,800.00
704.			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:			
801.	Loan origination fee	1.0 %	760.00
802.	Loan discount	1.0 %	760.00
803.	Appraisal fee to:	True Value Appraisal	\$300.00 (P.O.C.)
804.	Credit report to:	A-1 Credit Bureau	50.00 (P.O.C.)
805.	Lender's inspection fee		
806.	Mortgage insurance application fee to		
807.	Assumption fee		
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:			
901.	Interest from	10-31-97 to 11-1-97 @ \$ 18.74 /day	18.74
902.	Mortgage insurance premium for	1 mos. to MGIC	42.43
903.	Hazard insurance premium for	1 yrs. to (P.O.C.)	
904.	Flood insurance Premium for	1 yrs. to	
905.			
1000. RESERVES DEPOSITED WITH LENDER:			
1001.	Hazard Insurance	2 months @ \$ 20.00 per month	40.00
1002.	Mortgage insurance	2 months @ \$ 42.43 per month	84.86
1003.	City property taxes	11 months @ \$ 125.00 per month	1,375.00
1004.	County property taxes	months @ \$ per month	
1005.	Annual assessments	months @ \$ per month	
1006.	Flood insurance	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		
1104.	Title insurance binder to		
1105.	Document preparation to		
1106.	Notary fees to		
1107.	Attorney's fees to	Atty. Allen Green	200.00
	<i>(includes above items Numbers:</i>		
1108.	Title insurance to	All American Title Company	60.00
	<i>(includes above items Numbers:</i>		
1109.	Lender's coverage \$		
1110.	Owner's coverage \$		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:			
1201.	Recording fees: Deed \$	5.00 ; Mortgage \$ 25.00 ; Releases \$	30.00
1202.	City/county tax / stamps: Deed \$; Mortgage \$	
1203.	State tax / stamps Deed \$; Mortgage \$	
1204.			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES:			
1301.	Survey to		
1302.	Pest inspection to		
1303.			
1304.			
1305.			
1306.			
1307.			
1400. TOTAL SETTLEMENT CHARGES (Enter on line 103, Section J and line 502, Section K)			3,371.03
			5,225.00
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.			
Borrower:	Date:	Seller:	Date:
Thomas Jackson		Robert Walker	
Borrower:	Date:	Seller:	Date:
Mary Jackson		Judith Walker	
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.			
	Date:	Settlement Agent:	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 and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.			