



A. Settlement Statement (HUD-1)

Job Aid - New 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 & Address of Borrower:	E. Name & Address of Seller:	F. Name & Address of Lender:
G. Property Location:	H. Settlement Agent: (Phone number now required)	I. Settlement Date:
	Place of Settlement:	

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.	
Adjustment for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
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.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Seller	
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220) ()	
303. Cash	<input type="checkbox"/> From <input type="checkbox"/> To Borrower

POBOB Credit(s) go in this area

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. City/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County 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 in amount due seller (line 520) ()	
603. Cash	<input type="checkbox"/> To <input type="checkbox"/> From Seller

POBOB Charge(s) go in this area

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. 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. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

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L. Settlement Charges							
700. Total Real Estate Broker Fees						Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:							
701. \$		to					
702. \$		to					
703. Commission paid at settlement							
704.				OUTSIDE the Column		INSIDE the Column	
800. Items Payable in Connection with Loan							
801. Our origination charge	\$			(from GFE #1)	Zero Tolerance		
802. Your credit or charge (points) for the specific interest rate chosen	\$			(from GFE #2)	10% Tolerance if LSP* or Lender Choice; Unlimited if Non-LSP Borrower Choice		
803. Your adjusted origination charges				(from GFE A)			
804. Appraisal fee to				(from GFE #3)			
805. Credit report to				(from GFE #3)			
806. Tax service to				(from GFE #3)			
807. Flood certification				(from GFE #3)			
808.							
900. Items Required by Lender to Be Paid in Advance							
901. Daily interest charges from		to	@ \$	/day	(from GFE #10)	Unlimited	
902. Mortgage insurance premium		for	months	to	(from GFE #3)	10%	
903. Homeowner's insurance		for	years	to	(from GFE #11)		
904.							
1000. Reserves Deposited with Lender							
1001. Initial deposit for your escrow account					(from GFE #9)	Unlimited Tolerance	
1002. Homeowner's insurance	months @ \$		per month	\$			
1003. Mortgage insurance	months @ \$		per month	\$			
1004. Property taxes	months @ \$		per month	\$			
1005.	months @ \$		per month	\$			
1006.	months @ \$		per month	\$			
1007. Aggregate Adjustment							
1100. Title Charges							
1101. Title services and lender's title insurance					(from GFE #4)	10% if LSP* or Lender Choice; Unlimited if Non-LSP Borrower Choice	
1102. Settlement or closing fee	\$						
1103. Owner's title insurance					(from GFE #5)		
1104. Lender's title insurance	\$						
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	\$						
1200. Government Recording and Transfer Charges							
1201. Government recording charges					(from GFE #7)	10% Tolerance	
1202. Deed \$	Mortgage \$		Releases \$				
1203. Transfer taxes					(from GFE #8)	Zero Tolerance	
1204. City/County tax/stamps	Deed \$		Mortgage \$				
1205. State tax/stamps	Deed \$		Mortgage \$				
1206.							
1300. Additional Settlement Charges							
1301. Required services that you can shop for					(from GFE #6)	10% Tolerance if LSP* or Lender Choice; Unlimited if Non-LSP Borrower Choice	
1302.	\$						
1303.	\$						
1304.							
1305.							
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)							

*LSP = Lender Selected Provider

Survey Guidance:

If in GFE Block 3 - Show Inside the Column in 800 Series

If in GFE Block 6 and

Required for Issuance of Title - Show Outside the Column in 1100 Series/add to Line 1101 total

NOT Required for issuance of Title - Show Outside the Column in 1300 Series/add to Line 1301 total

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Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number	GFE LOCATION:	
Our origination charge	# 801	Block 1	
Your credit or charge (points) for the specific interest rate chosen	# 802	Block 2	
Your adjusted origination charges	# 803	Line A	
Transfer taxes	#1203	Block 8	

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	Block 7	
	# 1301	Block 6	
	# 804-808 LSP*/Lender Choice	Block 3	
	# 902	Block 3	
	# 1103 LSP*/Lender Choice	Block 3	
	# 1101 LSP*/Lender Choice	Block 4	
	#		
	#		
Total			
Increase between GFE and HUD-1 Charges		\$	or %

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	Block 9	
Daily interest charges	# 901 \$ /day	Block 10	
Homeowner's insurance	# 903	Block 11	
	# 804-808 Non-LSP*/Borrower Choice	Block 3	
	# 1101 Non-LSP*/Borrower Choice	Block 5	
	# 1103 Non-LSP*/Borrower Choice	Block 5	

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Loan Terms

Your initial loan amount is	\$ _____
Your loan term is	_____ years
Your initial interest rate is	_____ %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ _____ includes <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 _____ 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 \$ _____ that results in a total initial monthly amount owed of \$ _____. 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.

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Previous editions are obsolete