OMB Approval No. 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan

1. [X] FHA 2. [ ] RHS 3. [ ] Conv. Unins. 4. [ ] VA 5. [ ] Conv. Ins.	6. File Number: 111111	7. Loan Number: 123456789	8. Mortgage Insurance Case Number: 249-00000001

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: Bob Borrower, 123 Main Street, Anywhere, USA 00000	E. Name & Address of Seller: Samantha Seller, 456 Home Place, Anywhere, USA 00000	F. Name & Address of Lender: XYZ Lender, 789 Main Street, Anywhere, USA 00000
G. Property Location: 123 Main Street, Anywhere, USA 00000	H. Settlement Agent: Title Town USA Place of Settlement: 222 Your Corner, Anywhere, USA 00000	I. Settlement Date: November 8, 2009

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	$ 300,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	13,691.85
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	$ 313,691.85
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	$ 2,000.00
202. Principal amount of new loan(s)	294,566.00
203. Existing loan(s) taken subject to	
204. Owner's Title Insurance	1,285.00
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes 7/1/09 to 11/8/09	705.56
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Seller	$ 298,556.56
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$ 313,691.85
302. Less amounts paid by/for borrower (line 220)	(298,556.56)
303. Cash [X] **From** [ ] **To Borrower**	$ 15,135.29

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$ 300,000.00
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	$ 300,000.00
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	$ 19,253.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Owner's Title Insurance	1,285.00
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes 7/1/09 to 11/8/09	705.56
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	$ 21,243.56
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$ 300,000.00
602. Less reductions in amount due seller (line 520)	(21,243.56)
603. Cash [X] **To** [ ] **From Seller**	$ 278,756.44

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.

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. $ 9,360.00 to RE Broker #1		
702. $ 9,360.00 to RE Broker #2		
703. Commission paid at settlement		$ 18,720.00
704.		

800. Items Payable in Connection with Loan			
801. Our origination charge ABC Broker/XYZ Lender $6,250	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen $-3,000	(from GFE #2)		
803. Your adjusted origination charges	(from GFE A)	$ 3,250.00	
804. Appraisal fee to Appraisal Company	(from GFE #3)	250.00	
805. Credit report to Credit Report Company	(from GFE #3)	40.00	
806. Tax service to Tax Service Company	(from GFE #3)	76.00	
807. Flood certification Flood Certification Company	(from GFE #3)	12.00	
808.			

900. Items Required by Lender to Be Paid in Advance			
901. Daily interest charges from 11/8 to 12/1 @ $39.59 /day	(from GFE #10)	910.57	
902. Mortgage insurance premium for 12 months to FHA	(from GFE #3)	5,066.25	
903. Homeowner's insurance for 1 years to Insurance Co.	(from GFE #11)	600.00	
904.			

1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)	516.03	
1002. Homeowner's insurance 1 months @ $ 50.00 per month $ 50.00			
1003. Mortgage insurance 1 months @ $ 132.69 per month $ 132.69			
1004. Property taxes 3 months @ $ 166.67 per month $ 500.01			
1005. months @ $ per month $			
1006. months @ $ per month $			
1007. Aggregate Adjustment -$ 166.67			

1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	990.00	
1102. Settlement or closing fee Title Town USA $ 500.00			500.00
1103. Owner's title insurance	(from GFE #5)	1,285.00	
1104. Lender's title insurance $ 450.00			
1105. Lender's title policy limit $ 294,566.00			
1106. Owner's title policy limit $ 300,000.00			
1107. Agent's portion of the total title insurance premium $ 1,561.50 to Agent			
1108. Underwriter's portion of the total title insurance premium $ 173.50 to Underwriter			

1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	126.00	
1202. Deed $ 23.00 Mortgage $ 126.00 Releases $ 10.00			33.00
1203. Transfer taxes	(from GFE #8)		
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)	270.00	
1302. Survey to Survey Company $ 225.00			
1303. Pest Inspection to AZ Bug Company $ 45.00			
1304. Home Warranty to Home Warranty Company		300.00	
1305.			

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	$ 13,691.85	$ 19,253.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	**HUD-1 Line Number**		
Our origination charge	# 801	6,750.00	6,250.00
Your credit or charge (points) for the specific interest rate chosen	# 802	-3,000.00	-3,000.00
Your adjusted origination charges	# 803	3,750.00	3,250.00
Transfer taxes	#1203		

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	150.00	126.00
Appraisal Fee	# 804	220.00	250.00
Credit Report Fee	# 805	40.00	40.00
Tax Service Fee	# 806	54.00	76.00
Flood Certification Fee	# 807	12.00	12.00
Up-Front Mortgage Insurance Premium	# 902	5,066.25	5,066.25
Title Services & Lenders Title Insurance	# 1101	925.00	990.00
Owner's Title Insurance	# 1103	725.00	1,285.00
	Total	$ 7,192.25	$ 7,845.25
	Increase between GFE and HUD-1 Charges	$ 653.00 or	9 %

Charges That Can Change			Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001		306.60	516.03
Daily interest charges	# 901	$39.59/day	39.59	910.57
Homeowner's insurance	# 903		650.00	600.00
Survey	# 1302		250.00	225.00
Pest Inspection	# 1303		45.00	45.00
	#			

Loan Terms

Your initial loan amount is	$ 294,566.00
Your loan term is	30 years
Your initial interest rate is	5.0 %
Your initial monthly amount owed for principal, interest, and and any mortgage insurance is	$ 1,713.98 includes ✓ Principal ✓ Interest ✓ Mortgage Insurance
Can your interest rate rise?	✓ No. ☐ 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?	✓ No. ☐ 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?	✓ No. ☐ 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?	✓ No. ☐ Yes, your maximum prepayment penalty is $.
Does your loan have a balloon payment?	✓ No. ☐ Yes, you have a balloon payment of $ due in years on .
Total monthly amount owed including escrow account payments	☐ 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. ✓ You have an additional monthly escrow payment of $ 216.67 that results in a total initial monthly amount owed of $ 1,930.65 . This includes principal, interest, any mortgage insurance and any items checked below: ✓ Property taxes ✓ Homeowner's insurance ☐ Flood insurance ☐ ☐ ☐

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.