HUD-1 HELPFUL INFORMATION

First American Title

OMB Approval No. 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:

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:	I. Settlement Date:
	Place of Settlement:	

(Phone number now also required)

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 ☐ **From** ☐ **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 ☐ **To** ☐ **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.

*POBOB = Paid On Behalf of Borrower

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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)			
803. Your adjusted origination charges	(from GFE A)			
804. Appraisal fee to	(from GFE #3)	10% Tolerance if LSP*/ From Lender List; Unlimited if NON-LSP Borrower Choice		
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% Tolerance if LSP*/ From Lender List; 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*/ From Lender List; 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 (HUD FAQ - HUD-1 - General - Q9) - If Survey is shown in GFE:

Block 3 - Show Inside the column in 800 Series.

Block 4 or 5 - Show Outside the Column in 1100 series/include in line 1101 total.

NOTE: If the need for a survey is not known at the time the original GFE is issued, it may be necessary to contact the lender and advise that a "changed circumstance" has occurred that requires the survey cost to be added to either Block 4 or Block 5.

Block 6 - Show Outside the Column in the 1300 series/include in line 1301 total.

If Borrower requires (not on GFE or required by Title Company) - Show Inside the Column on 1300 series (do not include in 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*/From Lender's List	Block 3	
	# 902	Block 3	
	# 1103 LSP*/From Lender's List	Block 5	
	# 1101 LSP*/From Lender's List	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	
	# 1301 NON-LSP*/Borrower Choice	Block 6	
	# 1101 NON-LSP*/Borrower Choice	Block 4	
	# 1103 NON-LSP*/Borrower Choice	Block 5	

*LSP = Lender Selected Provider

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 and any mortgage insurance is	$ 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 $ that results in a total initial monthly amount owed of $. 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.

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