


# the HUD-1

Your settlement will begin with a review of the HUD-1 Settlement Statement, also known as the "HUD-1". This is an itemization of all fees collected and paid at closing. To assist you in understanding this document, the following is an explanatory guide to the HUD-1.

OMB NO. 2502-0265 

<b>A.</b> <b>U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT</b> <b>SETTLEMENT STATEMENT</b>		<b>B. TYPE OF LOAN:</b> 1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> FmHA    3. <input checked="" type="checkbox"/> CONV. UNINS.    4. <input type="checkbox"/> VA    5. <input type="checkbox"/> CONV. INS.				
		6. FILE NUMBER:			7. LOAN NUMBER:	
		8. MORTGAGE INS CASE NUMBER:				
<b>C. NOTE:</b> 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 "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. <small>1.0 3/98 Template File DULLES.PPT</small>						
<b>D. NAME AND ADDRESS OF BORROWER:</b>  Buyer(s)		<b>E. NAME AND ADDRESS OF SELLER:</b>  Seller(s)		<b>F. NAME AND ADDRESS OF LENDER:</b>  Buyer's Lender		
<b>G. PROPERTY LOCATION:</b> 123 Main Street Your City, Virginia		<b>H. SETTLEMENT AGENT:</b> 54-1240619  KEY TITLE PLACE OF SETTLEMENT One of our seven convenient KEY TITLE locations			<b>I. SETTLEMENT DATE:</b>	
<b>J. SUMMARY OF BORROWER'S TRANSACTION</b>			<b>K. SUMMARY OF SELLER'S TRANSACTION</b>			
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>			<b>400. GROSS AMOUNT DUE TO SELLER:</b>			
101. Contract Sales Price			401. Contract Sales Price			
102. Personal Property			402. Personal Property			
103. Settlement Charges to Borrower (Line 1400)			403.			
104.			404.			
105.			405.			
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>			
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.			
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>			<b>420. GROSS AMOUNT DUE TO SELLER</b>			
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>			<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>			
201. Deposit or earnest money			501. Excess Deposit (See Instructions)			
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)			
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to			
204.			504.			
205.			505.			
206.			506.			
207.			507.			
208.			508.			
209.			509.			
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes            to			510. City/Town Taxes            to			
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.			
<b>220. TOTAL PAID BY/FOR BORROWER</b>			<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>			
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>			<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>			
301. Gross Amount Due From Borrower (Line 120)			601. Gross Amount Due To Seller (Line 420)			
302. Less Amount Paid By For Borrower (Line 220)			602. Less Reductions Due Seller (Line 520)			
<b>303. CASH ( X FROM ) ( TO ) BORROWER</b>			<b>603. CASH ( TO ) ( X FROM ) SELLER</b>			

L. SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<b>700. TOTAL COMMISSION Based on Price</b>	\$	@	%		
<i>Division of Commission (line 700) as Follows:</i>					
701. \$	to				
702. \$	to				
703. Commission Paid at Settlement					
704.	to				
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805.		to			
806.		to			
807.		to			
808. Tax Service Fee					
809. Underwriting Fee					
810. Yield Spread Premium					
811. Processing Fee					
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901. Interest From	to	@ \$	/day ( days %)		
902. MIP Totlms. for LifeOfLoan	for	months to			
903. Hazard Insurance Premium for	years to				
904.					
905.					
<b>1000. RESERVES DEPOSITED WITH LENDER</b>					
1001. Hazard Insurance	@ \$		per		
1002. Mortgage Insurance	@ \$		per		
1003. City/Town Taxes	@ \$		per		
1004. County Taxes	@ \$		per		
1005. Assessments	@ \$		per		
1006.	@ \$		per		
1007.	@ \$		per		
1008.	@ \$		per		
<b>1100. TITLE CHARGES</b>					
1101. Settlement Fee	to	KEY TITLE			
1102. Abstract or Title Search	to	Independence Title	Key Title		
1103. Title Examination	to				
1104. Title Insurance Binder	to	Key Title			
1105. Document Preparation	to				
1106. Notary Fees	to	KEY TITLE			
1107. Attorney's Fees	to				
<i>(includes above item numbers: )</i>					
1108. Title Insurance	to	First American Title Insurance Company	Old Dominion		
<i>(includes above item numbers: ENHANCED - )</i>					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$				
1111.	to				
1112. Courier/Handling Fees	to	KEY TITLE			
1113.	to				
1114.	to				
1115. Electronic Transfer Fee	to	KEY TITLE			
1116.					
1117.					
1118.					
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201. Recording Fees: Deed \$		; Mortgage \$		; Releases \$	
1202. City/County Tax/Stamps: Deed	\$		; Mortgage	\$	
1203. State Tax/Stamps: Revenue Stamps	\$		; Mortgage	\$	
1204.					
1205.					
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>					

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Line Number from HUD1	Description of Item from HUD1	Definition of Item
100	Gross Amount Due From Borrower	This section itemizes items that that are due from the Borrower(s), including the amounts due and to whom they are payable.
101	Contract Sales Price	The price being paid by buyers to purchase the property.
103	Settlement Charges to Borrower	Total Amount of charges to Borrower from Page 2 of Settlement Statement (repeat of line 1400)
106	City/Town Taxes	Pro-ration of Taxes to be paid by the buyer, crediting the seller for taxes the seller has already paid to the City or Town, if any, where subject property is located.
107	County Taxes	Pro-ration of Taxes to be paid by the buyer, crediting the seller for taxes the seller has already paid to the County, where subject property is located. The taxes are usually paid in <b>arrears</b> every six months.
120	Gross Amount Due From Borrower	Total money due from borrower. This includes purchase price plus all settlement costs and pro-rations.
200	Amount Paid By Borrower	This section lists the money being brought to the table (or already held in escrow) by the borrower/buyer.
201	Earnest Money Deposit	This is the amount being held in trust by the real estate broker or settlement company.
202	Principal amount of new loan	This is the amount of the first new loan.
300	Cash at Settlement From/to Borrower	Total summaries of sections 100 & 200
303	Cash From/to Borrower	Total cash (out-of-pocket) dollars borrower is bringing to the table OR total dollar amount to be refunded to the borrower (excess funds)
800	Items Paid in Connection with Loan	This section itemizes all one-time loan costs such as appraisal and credit report.
801	Lender's Loan Origination Fee	Amount charged by lender to borrower for originating the loan, usually a percentage of loan amount.
802	Lender's Loan Discount Fee	Points (a percentage of loan amount) paid by borrower in order to obtain a better interest rate or terms.
803	Appraisal Fee	Payment by borrower to an independent appraiser who will offer a value of the subject property in an appraisal report. The lender will use that appraisal as a basis for the "loan-to-value" (percentage of loan in relation to the appraised value, not necessarily the sales price).
804	Credit Report	A fee payable by borrower to an independent credit bureau. Lender will use payment history and credit score as a tool in assessing the borrower's risk.
808	Tax Service Fee	Amount payable by borrower to an independent company hired by lender to monitor tax payments to city or county. Any delinquent taxes, now or in the future, will negatively affect the lender's security.
809	Underwriting Fee	Amount paid by borrower to lender for the underwriting process performed by lender. This is a variable amount.
810	Yield Spread Premium	Amount paid by lender to a loan broker or any other lender acting as a facilitator. This is not paid by the borrower and is usually paid "Outside Of Closing" (P.O.C.).
811	Processing Fee	Amount paid by borrower to lender for processing the loan.
900	Items Required by Lender to be Paid in Advance	Items required by lender for borrower to pay in advance such as interest and hazard insurance.
901	Interest from/to specific dates.	Amount paid by borrower to lender as pre-paid interest on the loan. Amount varies depending upon closing date. For example, if closing occurs on the 10th of the month, lender will charge 20 days worth of interest, taking the borrower to the 1st of the following month.
902	Mortgage Insurance Premium	Premium paid to lender or FHA to protect it against certain losses in case of a subsequent foreclosure. When required by a conventional lender this is called Private Mortgage Insurance (PMI) and is often required when the down payment is less than twenty percent.
903	Hazard Insurance Premiums	Amount paid by borrower to the Hazard insurance company for a one-year premium required by lender at closing.
904	Flood Insurance Premiums	Amount paid by borrower for flood insurance, if required by lender. If the property is located in a flood zone, the lender may require this type of insurance protecting the lender's interests in case of a loss due to flooding.

Line Number from HUD1	Description of Item from HUD1	Definition of Item
1000	Reserves Deposited with Lender	Also known as "Impounds". Amounts paid to lender for taxes (county and city when applicable), as well hazard and flood insurance to be held in escrow on behalf of the borrower. Lender will make payments as they become due.
1001	Hazard Insurance	Amount to be held in trust for hazard insurance. Lender's requirements will vary as to how many months to keep in reserve. If your insurance premium goes up, lender will adjust the figure being collected accordingly.
1002	Mortgage Insurance	Amount to be held in trust for PMI or FHA premium as described in line 902 (when applicable). Lender's requirements will vary as to how many months to keep in reserve.
1003	City Taxes	Amount to be held in trust for City Taxes. Lender's requirements will vary as to how many months to keep in reserve. If your City taxes go up, lender will adjust the figure being collected accordingly.
1004	Property Taxes	Amount to be held in trust for County Taxes. Lender's requirements will vary as to how many months to keep in reserve. If your county taxes go up, lender will adjust the figure being collected accordingly.
1005	Assessments	Amount to be held in trust for on-going Assessments levied against the subject property. Lender's requirements will vary as to how many months to keep in reserve. If your Assessments go up, lender will adjust the figure being collected accordingly.
1006	Flood Insurance Impounds	Amount to be held in trust for Flood Insurance. Lender's requirements will vary as to how many months to keep in reserve. If your Flood insurance premium goes up, lender will adjust the figure being collected accordingly.
1100	Title Charges	All charges associated with the Title Company, is itemized in this section.
1101	Settlement or Closing Fee	Amount charged by title company for handling and disbursing all incoming funds.
1102	Abstract or Title Search	Amount paid to an independent title abstractor to provide a title search detailing the history of title to the subject property.
1104	Title Insurance Binder	Amount paid to the title plant for preparing a title binder for your lender. A binder is a report committing the title insurance company to issue a Loan Policy, as required by your lender and an Owner's Policy, if purchased, protecting the buyer's interest.
1106	Notary Fee	Fee paid to the Notary Public who witnesses you signing certain loan documents.
1108	Title Insurance	Total amount paid for Title Insurance Policies. Lender will require a Loan Policy as a condition of your loan approval, insuring their interest against certain losses resulting from certain title defects. Additionally, buyer can purchase an Owner's Policy protecting their investment.
1109	Lender's Coverage	Total liability for the Lender's Loan Policy.
1110	Owner's Coverage	Total liability for the Owner's Policy. (this amount can increase depending upon the type of coverage purchased).
1111	Courier/Handling Fee	Amount paid for shipping, receiving, and handling lender's documents
1116	Electronic Transfer Fee	Amount paid to a 3rd party in association with the title insurance Binder.
1200	Government Recording Transfer Fees	This section itemizes charges payable to local and state governments in connection with the property transfer.
1201	Recording Fees	Amount charged for "recording" documents. Recording documents makes them a public record.
1202	City/County Tax/Stamps	Amount levied by local government as a percentage of purchase price and loan amount.
1203	State Tax/Stamps	Amount levied by State government as a percentage of purchase price and loan amount.
1300	Additional Settlement Charges	Any other charges not itemized in any other section.
1301	Survey	Your lender may require a survey by a Licensed Surveyor.
1400	Total Settlement Charges	Total settlement costs to be charged to the borrower