

SAMPLE DOCUMENT - APPLICABLE ONLY TO HUD SINGLE FAMILY PROPERTY DISPOSITION PROGRAM SALES

A. Settlement Statement

U.S. Department of Housing and Urban Development



CMB Approval No. 2502-0265

B. Type of Loan
 1 FHA 2 FmHA 3 Conv. Units
 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 and address of Borrower
 E. Name and address of Seller
 F. Name and address of Lender

G. Property Location
 H. Settlement Agent
 I. Settlement Date

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		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)		403. Settlement charges to seller (line 1400)	
104. Extension Fee Due at Closing		404. Extension Fee Due at Closing	
105. Rent		405. Rent	
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. Condominium/HOA Fee		409. Condominium/HOA Fee	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower		420. Gross Amount Due To Seller	
L. Amounts Paid By Or In Benefit Of Borrower		M. Reductions in Amount Due To Seller	
201. Deposit of earnest money		501. Escrow 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. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Extension Fee Refund		506. Extension Fee Refund	
207. Marketing Allowance(s)		507. Marketing Allowance(s)	
208.		508. Utility Escrow	
209. Repair Escrow		509. Repair Escrow	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
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. Interest and Penalty	
215. Condominium/HOA Fee		515. Condominium/HOA Fee	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower		520. Total Reductions Amount Due Seller	
N. Cash At Settlement From/To Borrower		O. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)		601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)		602. Less reductions in amt. due seller (line 520)	
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower		603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

Previous Edition is Obsolete

HUD 7-13-88
 RESPA, 48 CFR 305.2

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I. Settlement Charges		Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
700	Total Sales/Broker's Commission based on price \$ @ % =		
Division of Commission (line 700) as follows:			
701	\$ to		
702	\$ to		
703	Commission paid at Settlement (including Broker Bonus for Hard to Sell)		
704	Cash Bonus to Broker for Early Closing		
800 Items Payable in Connection With Loan			
801	Loan Origination Fee %		
802	Loan Discount %		
803	Appraisal Fee to		
804	Credit Report to		
805	Lender's Inspection Fee		
806	Mortgage Insurance Application Fee to		
807	Assumption Fee		
808			
809			
810	Escrow Establishment Fee		
811	Cash Bonus to Lender for Early Closing		
900 Items Required by Lender To Be Paid in Advance			
901	Interest from to @ \$ Day		
902	Mortgage Insurance Premium for months to		
903	Hazard Insurance Premium for years to		
904	years to		
905			
1000 Reserves Deposited With Lender			
1001	Hazard insurance months @ \$ per month		
1002	Mortgage insurance months @ \$ per month		
1003	City property taxes months @ \$ per month		
1004	County property taxes months @ \$ per month		
1005	Annual assessments months @ \$ per month		
1006	months @ \$ per month		
1007	months @ \$ per month		
1008	months @ \$ per month		
1100 Title Charges			
1101	Settlement or closing fee (Enter name of HUD's contract closing agent)		
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		
(includes above item numbers:)			
1108	Title insurance to		
(includes above item numbers:)			
1109	Lender's coverage \$		
1110	Owner's coverage \$		
1111			
1112			
1113	Third Party Closing Agent's Fee (Not Chargeable to HUD)		
1200 Government Recording and Transfer Charges			
1201	Recording fees: Deed \$; Mortgage \$; Release \$		
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	Wire Transfer Fee		
1400	Total Settlement Charges (refer to Rule 183, Section J and 561, Section II)		

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ADDENDUM TO HUD-1 SETTLEMENT STATEMENT

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.

Purchasers's Statement:

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.

Signature of Purchaser

Date

Signature of Purchaser

Date

Settlement Agent's Statement:

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.

Signature of Settlement Agent

Date

Seller's Statement:

I certify that all amounts on the HUD-1 Settlement Statement chargeable to the purchaser and to HUD are authorized charges and that the amounts are accurate to the best of my knowledge and belief.

Signature of Chief Property Officer

Date
