OMB Approval No. 2502-0265

Settlement Statement (HUD-1A)

Optional Form for Transactions without Sellers

Name and Address of Borrower:	Name and Address of Lender:
Property Location: (if different from above)	Settlement Agent:
	Place of Settlement:
Loan Number:	Settlement Date:

L. Settlement Charges		M. Disbursements to Others	
800. Items Payable in Connection with Loan		1501.	
801. Our origination charge (from GFE #1) $		1502.	
802. Your credit or charge (points) for the specific interest rate chosen (from GFE #2) $			
803. Your adjusted origination charges (from GFE A)		1503.	
804. Appraisal fee to (from GFE #3)			
805. Credit report to (from GFE #3)		1504.	
806. Tax service to (from GFE #3)			
807. Flood certification (from GFE #3)		1505.	
808.			
900. Items Required by Lender to Be Paid in Advance		1506.	
901. Daily interest charges from to @ $ /day (from GFE #10)			
902. Mortgage insurance premium for months to (from GFE #3)		1507.	
903. Homeowner's insurance for years to (from GFE #11)			
904.		1508.	
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account (from GFE #9)		1509	
1002. Homeowner's insurance months @ $ per month $			
1003. Mortgage insurance months @ $ per month $		1510.	
1004. Property taxes months @ $ per month $			
1005. months @ $ per month $		1511.	
1006. months @ $ per month $			
1007. Aggregate Adjustment –$		1512.	
1100. Title Charges			
1101. Title services and lender's title insurance (from GFE #4)		1513.	
1102. Settlement or closing fee $			
1103. Owner's title insurance (from GFE #5)		1514.	
1104. Lender's title insurance $			
1105. Lender's title policy limit $		1515.	
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 $		**1520. Total Disbursed** (enter on line 1603)	
1200. Government Recording and Transfer Charges			
1201. Government recording charges (from GFE #7)		**N. Net Settlement**	
1202. Deed $ Mortgage $ Releases $		1600. Loan Amount	$
1203. Transfer taxes (from GFE #8)		1601. **Plus** Cash/Check from Borrower	$
1204. City/County tax/stamps Deed $ Mortgage $		1602. **Minus** Total Settlement Charges (line 1400)	$
1205. State tax/stamps Deed $ Mortgage $			
1206.		1603. **Minus** Total Disbursements to Others (line 1520)	$
1300. Additional Settlement Charges		1604. **Equals** Total Disbursements to Borrower (after expiration of any applicable rescission period required by law)	**$**
1301. Required services that you can shop for (from GFE #6)			
1302. $			
1303. $			
1304.			
1305.			
1400. Total Settlement Charges (enter on line 1602, Section N)			

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.

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

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1A
Government recording charges	# 1201		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
Total			
Increase between GFE and HUD-1A Charges		**$ or %**	

Charges That Can Change				Good Faith Estimate	HUD-1A
Initial deposit for your escrow account	#1001				
Daily interest charges	# 901	$	/day		
Homeowner's insurance	# 903				
	#				
	#				
	#				

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.