

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan				d. File Number:	e. Loan Number:	f. Mortgage Insurance Case Number:	
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. LRHA					
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.						

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:
		Name of Settlement Agent: First Georgia Title & Escrow	

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.			
104.				404.			
105.				405.			
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.							
110.							
111.							
112.							

If the seller has already paid the property taxes or HOA fees, for example, it is on lines 106 – 112 and 406 – 412 where you will see the buyer reimbursing the seller for those fees prorated through the date of the settlement.

120. Gross Amount Due From Borrower				420. Gross Amount Due To Seller			
200. Amounts Paid By Or In Behalf Of Borrower				500. Reductions In Amount Due To Seller			
201. Deposit or earnest money				501. Excess deposit (see instructions)			
202. Principal amount of new loans				502. Settlement charges to seller (line 1400)			
203. Existing loans taken subject to				503. Existing loans taken subject to			
204.				504. Payoff of first mortgage loan			
205.				505. Payoff of second mortgage loan			
206.				506.			
207.				507.			
208.				508.			
209.				509.			
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.							
215.							

The deposit and loan amount are shown here. If there is a second loan, those proceeds will be listed on these lines as well.

Seller's mortgages are paid off here.

220. Total Paid By Borrower				520. Total Reductions In Amount Due To Seller			
300. Cash At Settlement				600. Cash At Settlement			
301. Gross amount				601. Gross amount due			
302. Less amounts				602. Less reductions in			
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower				603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller			

If property taxes are not yet due to the county, or if annual or quarterly HOA fees have not yet been paid, for example, on lines 210 – 219 and 510 – 519 you will see the seller paying those fees to the buyer prorated through the date of the settlement. The buyer will then pay those fees when they come due.

Total amount that the buyer must bring to settlement in the form of a bank or certified check.

Total amount of seller's proceeds.

L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$			
Division of Commission (line 700) as follows:			
701 \$	10		
702 \$	10		
703. Commission paid at Settlement			
704			
800. Items Payable In Connection With Loan			
801. Loan Origination Fee			
802. Loan Discount			
803. Appraisal Fee			
804. Credit Report			
805. Lender's Inspection Fee			
806. Mortgage Insurance Application Fee to			
807. Assumption Fee			
808			
809			
810			
811			
900. Items Required By Lender To Be Paid In Advance			
901. Interest from	to	at	
902. Mortgage Insurance Premium for			
903. Hazard Insurance Premium for			
904			
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	to		
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 items numbers:			
1108. Title insurance	to		
Includes above items numbers:			
1109. Lender's coverage	\$		
1110. Owner's coverage	\$		
1111.			
1112.			
1113.			
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.			

Realtor Fees: On lines 700 – 704, you will find the commission that is due the Realtors, as well as any administrative or other fees that they charge.

From Seller's Fund at Settlement	From Buyer's Fund at Settlement
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The fees listed in lines 800 – 811 are fees charged by the lender, such as loan origination fees, administrative fees, processing fees, and so on.

Usually the lender requires an appraisal and a credit report. The money is collected here to pay those fees. Sometimes you may have already paid these fees. If so, the amount you paid will be listed as P.O.C. (paid outside of closing).

Lines 900 – 905 are items that the lender requires that you pay at settlement. Typically, on line 901, you have to pay interest from the date of your settlement through the end of the month. They may also require you to pay your property insurance via line 903. If there is mortgage insurance (PMI), there may be a payment on line 902. If you have already paid these, they will be listed as P.O.C.

Lines 1001 – 1008 show the money required to establish your escrow account. Lenders escrow, or hold, money so that they can pay your property taxes and property insurance when they come due. Most borrowers will find entries in lines 1001 and 1004. Those with PMI will find an entry in line 1002.

Lines 1100 – 1113 show the fees associated with the settlement.
 Line 1101 is the fee charged by the title company. For sales there is a fee for both buyer and seller.
 Line 1102 is a fee to have the land records searched for information on the title to your property.
 Line 1103 is a fee to examine the information found in the land records.
 Line 1104 is a fee to write the title insurance binder, which your lender requires.
 Line 1105 normally contains the fee to the law firm that drew up the deed for the sale.
 Lines 1108 – 1110 show the costs for the title insurance being purchased at the settlement.
 Line 1111 will show the release processing fee for the seller. This fee is to payoff and have the mortgage released from the land records.

Lines 1200 – 1205 show the taxes and fees that you are required to pay to your state and local jurisdictions.

Lines 1300 – 1305 will show any additional fees to be paid such as for the survey of your property and the pest inspection.

Borrower's settlement charges

Seller's settlement charges