

Settlement Statement
Optional Form for
Transactions without Sellers

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265
(expires 9/30/2006)

Name & Address of Borrower: «f5» «f6» «f7» «f13» «f15»	Name & Address of Lender: «f38» «f39» «f40» «f41»
Property Location: (if different from above) «f18» «f19»	Settlement Agent: Place of Settlement:
Loan Number: «f2»	Settlement Date:

L. Settlement Charges		M. Disbursement to Others	
800. Items Payable In Connection with Loan			
801. Loan origination fee % to		1501.	
802. Loan discount % to			
803. Appraisal fee to	«f93» «f94»	1502.	
804. Credit report to	«f103» «f104»		
805. Inspection fee to	«f414» «f415»	1503.	
806. Mortgage insurance application fee to			
807. Mortgage broker fee to		1504.	
808.			
809.		1505.	
810.			
811.		1506.	
900. Items Required by Lender to be Paid in Advance			
901. Interest from to @ \$«f264» per day	«f77»	1507.	
902. Mortgage insurance premium for months to	«f114» «f115»	1508.	
903. Hazard insurance premium for year(s) to	«f113» «f114»	1509.	
904.			
1000. Reserves Deposited with Lender			
1001. Hazard insurance «f438» months @ \$«f439» per month	«f422» «f423»		
1002. Mortgage insurance «f440» months @ \$«f441» per month	«f424» «f425»	1511.	
1003. City property taxes months @ \$ per month			
1004. County property taxes «f442» months @ \$«f443» per month	«f426» «f427»	1512.	
1005. Annual assessments months @ \$ per month			
1006. months @ \$ per month		1513.	
1007. months @ \$ per month			
1008. months @ \$ per month		1514.	
1100. Title Charges			
1101. Settlement or closing fee to	«f95» «f96»	1515.	
1102. Abstract or title search to			
1103. Title examination to		1520. TOTAL DISBURSED (enter on line 1603)	
1104. Title Insurance binder to			
1105. Document preparation to	«f107» «f108»		
1106. Notary fees to	«f99» «f100»		
1107. Attorney's fees to (includes above item numbers)			
1108. Title insurance to (includes above item numbers)	«f97» «f98»		
1109. Lender's coverage \$			
1110. Owner's coverage \$			
1111. «f433»	«f431» «f432»		
1112.			
1113.			
1200. Government Recording and Transfer Charges			
1201. Recording fees:	«f101» «f102»	N. NET SETTLEMENT	
1202. City/county tax/stamps:	«f434» «f435»	1600. Loan Amount	\$
1203. State tax/stamps:			
1204.		1601. Plus Cash/Check from Borrower	\$
1205.			
1300. Additional Settlement Charges			
1301. Survey to		1602. Minus Total Settlement Charges (line 1400)	\$
1302. Pest inspection to	«f436» «f437»	1603. Minus Total Disbursements to Others (line 1520)	\$
1303. Architectural/engineering services to			
1304. Building permit to		1604. Equals Disbursements to Borrower	
1305.		(after expiration of any applicable rescission	\$
1306.			
1307.			

Borrower(s) Signature(s):

Borrower/Date

Public reporting burden for this collection of information is estimated to average 0.35 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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.

Instructions for completing form HUD-1

Note: This form is issued under authority of the Real Estate Settlement Procedures Act (RESPA), 12 U.S.C. 2601 *et seq.* The regulation for RESPA is Regulation X, codified as 24 CFR 3500, and administered by the Department of Housing and Urban Development (HUD). Regulation Z referred to in the next paragraph is the regulation implementing the Truth in Lending Act (TILA), 15 U.S.C. 1601 *et seq.* and codified as 12 CFR part 226.

HUD-1A is an optional form that may be used for refinancing and subordinate lien federally related mortgage loans, as well as for any other one-party transaction that does not involve the transfer of title to residential real property. The HUD-1 form may also be used for such transactions, by utilizing the borrower's side of the HUD-1 and following the relevant parts of the instructions set forth in Appendix A of Regulation X. The use of either the HUD-1 or HUD-1A is not mandatory for open-end lines of credit (home-equity plans), as long as the provisions of Regulation Z are followed.

Background

The HUD-1A settlement statement is to be used as a statement of actual charges and adjustments to be given to the borrower at settlement. The instructions for completion of the HUD-1A are for the benefit of the settlement agent who prepares the statement; the instructions are not a part of the statement and need not be transmitted to the borrower. There is no objection to using the HUD-1A in transactions in which it is not required, and its use in open-end lines of credit transactions (home-equity plans) is encouraged. It may not be used as a substitute for a HUD-1 in any transaction in which there is a transfer of title and a first lien is taken as security. Refer to the "definitions" section of Regulation X for specific definitions of terms used in these instructions.

General Instructions

Information and amounts may be filled in by typewriter, hand printing, computer printing, or any other method producing clear and legible results. Additional pages may be attached to the HUD-1A for the inclusion of customary recitals and information used locally for settlements or if there are insufficient lines on the HUD-1A. The settlement agent shall complete the HUD-1A to itemize all charges imposed upon the borrower by the lender, whether to be paid at settlement or outside of settlement, and any other charges that the borrower will pay for at settlement. In the case of "no cost" or "no point" loans, these charges include any payments the lender will make to affiliated or independent settlement service providers relating to this settlement. These charges shall be included on the HUD-1A, but marked "P.O.C." for "paid outside of closing," and shall not be used in computing totals. Such charges also include indirect payments or back-funded payments to mortgage brokers that arise from the settlement transaction. When used, "P.O.C." should be placed in the appropriate lines next to the identified item, *not in the columns themselves*. Blank lines are provided in Section L for any additional settlement charges. Blank lines are also provided in Section M for recipients of all or portions of the loan proceeds. The names of the recipients of the settlement charges in Section L and the names of the recipients of the loan proceeds in Section M should be set forth on the blank lines.

Line item instructions

The identification information at the top of the HUD-1A should be completed as follows:

The borrower's name and address is entered in the space provided. If the property securing the loan is different from the borrower's address, the address or other location information on the property should be entered in the space provided. The loan number is the lender's identification number for the loan. The settlement date is the date of settlement in accordance with § 3500.2 of Regulation X, not the end of any applicable rescission period. The name and address of the lender should be entered in the space provided.

Section L. Settlement Charges. This section of the HUD-1A is similar to section L of the HUD-1, with the deletion of lines 700 through 704, relating to real estate broker commissions. The Instructions for filling out the HUD-1 as set forth in Appendix A of Regulation X provide additional information regarding Section L, if needed. **Line 1400** in the HUD-1A is for the total settlement charges charged to the borrower. Enter this total on line 1602 as well. This total should include Section L amounts from additional pages, if any are attached to this HUD-1A.

Section M. Disbursement to Others. This section is used to list payees, other than the borrower, of all or portions of the loan proceeds (including the lender, if the loan is paying off a prior loan made by the same lender), when the payee will be paid directly out of the settlement proceeds. It is not used to list payees of settlement charges, nor to list funds disbursed directly to the borrower, even if the lender knows the borrower's intended use of the funds. For example, in a refinancing transaction, the loan proceeds are used to pay off an existing loan. The name of the lender for the loan being paid off and the pay-off balance would be entered in Section M. In a home improvement transaction when the proceeds are to be paid to the home improvement contractor, the name of the contractor and the amount paid to the contractor would be entered in Section M. In a consolidation loan, or when part of the loan proceeds is used to pay off other creditors, the name of each creditor and the amount paid to that creditor would be entered in Section M. If the proceeds are to be given directly to the borrower and the borrower will use the proceeds to pay off existing obligations, this would not be reflected in Section M.

Section N. Net Settlement. Line 1600 normally sets forth the principal amount of the loan as it appears on the related note for this loan. In the event this form is used for an open-ended home equity line whose approved amount is greater than the initial amount advanced at settlement, the amount shown on Line 1600 will be the loan amount advanced at settlement. Line 1601 is used for all settlement charges that are both included in the totals for lines 1400 and 1602 and are not financed as part of the principal amount of the loan. This is the amount normally received by the lender from the borrower at settlement, which would occur when some or all of the settlement charges were paid in cash by the borrower at settlement, instead of being financed as part of the principal amount of the loan. Failure to include any such amount in line 1601 will result in an error in the amount calculated on line 1604. P.O.C. amounts should not be included in line 1601.

Line 1602 is the total amount from line 1400.