

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265 (expires 11/30/2009)

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> 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 & Address of Borrower:	E. Name & Address of Seller:	F. Name & Address of Lender:
--------------------------------	------------------------------	------------------------------

G. Property Location:	H. Settlement Agent:	
	Place of Settlement:	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.
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.	409.
110.	410.
111.	411.
112.	412.
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 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.	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.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.
220. Total Paid By/For Borrower	520. Total Reduction Amount Due Seller
300. Cash At Settlement From/To Borrower	600. 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

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour 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.

The information requested does not lend itself to confidentiality.

L. Settlement Charges

700. Total Sales/Broker's Commission based on price \$				@	% =	Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement	
Division of Commission (line 700) as follows:								
701.	\$		to					
702.	\$		to					
703.	Commission paid at Settlement							
704.								
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.								
811.								
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		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 \$; Releases \$			
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.								
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)								

The Undersigned Acknowledges Receipt of this Disclosure Statement and Agrees to the Correctness Thereof.

Buyer or Agent

Seller or Agent

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265
(expires 11/30/2009)

B. Type of Loan			6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.			
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

TIPS AND EXPLANATIONS

Section A of the HUD-1 form is simply a label or heading for the document.

Section B has to do with your loan. Your escrow officer will get this information (the Type of Loan you're taking, the File Number, the Loan Number, and the Mortgage Insurance Case Number) from your lender.

[Return to the HUD-1 Settlement Statement](#)

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.

TIPS AND EXPLANATIONS

Section C reads as above and offers an explanation of how the document is used.

[Return to the HUD-1 Settlement Statement](#)

D. Name & Address of Borrower:	E. Name & Address of Seller:	F. Name & Address of Lender:
G. Property Location:	H. Settlement Agent:	
	Place of Settlement:	I. Settlement Date:

TIPS AND EXPLANATIONS

Sections D through I simply document the names and addresses of the buyer, seller, lender, and escrow officer along with the closing date.

[Return to the HUD-1 Settlement Statement](#)

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due From Borrower	
200. Amounts Paid By Or In Behalf Of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	
300. Cash At Settlement From/To Borrower	
301. Gross Amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	()
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower	

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

TIPS AND EXPLANATIONS

Section J, Summary of Borrower's Transaction, itemizes each of your charges and credits relating to closing the transaction.

You should know that this information is confidential; the seller will not see any of your Borrower's Summary information on their copy of the HUD-1 form.

Section 100, Gross Amount Due from Borrower.

Line 101 states the gross sales price of the property.

Charges for personal property (such items as draperies, washer, dryer, outdoor furniture, and decorative items being purchased from the seller) are listed on 102.

Line 103 shows the total settlement charges to the borrower that are brought forward from Line 1400.

Lines 104 and 105 are for amounts owed by the borrower or previously paid by the seller.

* Entries charged to the borrower include a balance in the seller's escrow account if the borrower is assuming the loan.

* The borrower may owe the seller a portion of uncollected rents.

Lines 106 through 112 are for items which the Seller has paid in advance. For instance, the buyer must reimburse the seller for his prorated portion of county taxes if the seller paid an annual bill. Each person pays charges for the time they owned the property.

Line 120 is the gross amount due from borrower. It is the total of Lines 101 through 112.

Section 200, Amounts Paid By or In Behalf of Borrower. These are all entries for funds the borrower will receive at closing.

TIPS AND EXPLANATIONS CONTINUED ON NEXT PAGE...

Line 201 gives the buyer credit for the amount of earnest money paid when the offer was accepted.

Line 202 is the amount of the new loan, which is being paid to the borrower by the lender.

Line 203 is used when the borrower is assuming a loan or taking title subject to an existing loan or lien on the property.

Lines 204 through 209 are used to list miscellaneous items paid by or on behalf of the buyer. They may include such items as an allowance the seller is making for repairs or replacement of items. This area is also used when the seller accepts a note from the borrower for part of the purchase price.

Lines 210 through 219 are for bills which the seller has not yet paid, but owes all or a portion of. Taxes and assessments are listed, but the area might also include rent collected in advance by the seller for a period extending beyond the settlement date.

Line 220 is the total for all items in Section 200. The total is added to the borrower's proceeds.

The bottom of Section J explains that the Real Estate Settlement Procedures Act (RESPA) has mandated residential home loan borrowers receive a Booklet to assist you in understanding the nature and costs of settlement services. If you have not received this Booklet, demand a copy from your lender at once. Be certain to read and fully understand it before your closing appointment.

In addition, this disclosure includes the legal requirement that lenders provide borrowers with a Good Faith Estimate of the settlement costs for the transaction. Your Good Faith Estimate should include all terms and conditions of your loan including: loan amount, interest rate and over cost of the loan, amount of monthly payment, pay back period, the cost for any buy down points, any balloon payments, any prepayment penalties, etc. You should have received your Good Faith Estimate before you made loan application.

It should be noted that a Good Faith Estimate is an "estimate," and that if there are substantial differences in the actual costs of the loan or lender requirements or even many more documents to be recorded at closing, the Estimate can and will be lower than actual numbers. If your Good Faith Estimate is low, it is important to carefully evaluate if the original estimate was honestly created or if there was an intent not to disclose certain costs.

Section 300, Cash at Settlement From/To Borrower

Line 301 is a summary of the total amount due from the borrower.

Line 302 is a summary of all items already paid by or for the borrower.

Line 303 is the difference between lines 301 and 302. It most often shows how much money the borrower must bring to closing. **It is not common**, but this could be a negative number, indicating that the borrower will receive funds back at closing, such as when a buyer plans for a bit extra for remodeling their new home. If you expect to receive cash back at closing, you would be advised that some lenders do not allow buyers to receive cash at closing or may limit the cash that can be received. If this is the case, receipt of too much money can cause problems. You should discuss the likelihood of receiving funds with your lender and discuss the lenders' restrictions far in advance of closing.

Having a clear expectation of what you owe at closing is one of the most important functions of the HUD-1 form. You need to be ready to bring in your share of your closing costs and prepaid expenses from your liquid savings according to the amount on Line 303.

[Return to the HUD-1 Settlement Statement](#)

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller		
401. Contract sales price		
402. Personal property		
403.		
404.		
405.		
Adjustments for items paid by seller in advance		
406. City/town taxes	to	
407. County taxes	to	
408. Assessments	to	
409.		
410.		
411.		
412.		
420. Gross Amount Due To Seller		
500. Reductions In Amount Due To Seller		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		
503. Existing loan(s) taken subject to		
504. Payoff of first mortgage loan		
505. Payoff of second mortgage loan		
506.		
507.		
508.		
509.		
Adjustments for items unpaid by seller		
510. City/town taxes	to	
511. County taxes	to	
512. Assessments	to	
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520. Total Reduction Amount Due Seller		
600. Cash At Settlement To/From Seller		
601. Gross amount due to seller (line 420)		
602. Less reductions in amt. due seller (line 520)	()
603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller		

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour 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. The information requested does not lend itself to confidentiality.

TIPS AND EXPLANATIONS

Section 400, Gross Amount Due to Seller. The amounts in this section are added to the seller's funds.

As the buyer, you will not be provided any of the Seller's Summary information. You should know what these lines mean, but you should *not* expect to see this information on your copy of the HUD-1 form, as it is confidential.

Line 401 states the gross sales price of the property.

Entries for personal property (such items as draperies, washer, dryer, outdoor furniture and decorative items that the seller may be selling to the buyer) are listed on 402.

Lines 404 and 405 are for other amounts owed by the borrower or previously paid by the seller, such as:

* If the borrower is assuming the seller's loan, s / he must reimburse the seller for the balance in the seller's escrow account.

* The buyer may owe the seller a portion of uncollected rents.

Lines 406 through 412 are for items that the Seller has paid in advance. For instance, the buyer may need to reimburse the seller for a prorated portion of county taxes if the seller paid an annual bill but will not own the property during that entire year.

Line 420 is the gross amount due to the seller. It is the total of Lines 401 through 412.

Section 500, Reductions in Amount Due to Seller. The amounts in this section are subtracted from the seller's funds.

Line 501 is used when the seller's real estate broker or another party holds the borrower's earnest money deposit, and will pay it directly to the seller.

Line 502 contains the figure from Line 1400, the seller's total charges as computed in Section L.

Line 503 is used if the borrower is assuming or taking title subject to existing liens that are deducted from the sales price.

Lines 504 and 505 are for any first and/or second loans which will be paid-off as part of settlement (including accrued interest).

Lines 506 through 509 are shown as blank lines for miscellaneous entries.

Line 506 is used to record deposits paid by the borrower to the seller or another party who is not the settlement agent. This is slightly different than the entry in 501. In this case the party holding the funds transfers it to the settlement agent to be disbursed at closing.

These lines may also be used to list additional liens that must be paid at settlement to clear title to the property.

Lines 510 through 519 are for bills that the seller has not yet paid, but owes all or a portion of. Taxes and assessments are listed, but the area might also include rent collected in advance by the seller for a period extending beyond the settlement date.

Line 520 is the total for all items in Section 500. The total is deducted from the seller's proceeds.

Section 600, Cash at Settlement To/From Seller.

Lines 601 is the gross amount due to the seller, from line 420.

Line 602 contains the total of reductions in seller's proceeds, from line 520.

Line 603 is the difference between lines 601 and 602. It usually indicates a cash amount paid to seller, but it's possible for the seller to owe money at closing. For instance, the seller might owe more on first and second mortgages than is recovered in the contract.

[Return to the HUD-1 Settlement Statement](#)

TIPS AND EXPLANATIONS

Section L, Settlement Charges, is where many entries are tabulated before being brought forward to page 1. Columns contain charges that are paid from either the borrower's or the seller's funds. Your closing statement probably won't have entries on all lines.

You will only see the matters involving your own side of the transaction on your copy of the HUD-1 form. Payoffs from a buyer are not common, but this will contain a statement of the loan fees as broken down, and the closing costs of escrow, title and recording.

You should carefully check the Seller's contribution if the seller has agreed to pay a portion of the closing costs. Mistakes are rare, but it is important for you to know that you have received all the "credits" that were promised. Sometimes the sales agreement specifies a credit "up to" a certain amount of closing costs. It is important everyone agrees what are considered "closing costs" for purposes of this credit. Any such credit is good only toward closing costs; if the initial credit exceeds the total closing costs, the seller would contribute only up to the amount of the credit.

[Return to the HUD-1 Settlement Statement](#)

700. Total Sales/Broker's Commission based on price \$	@	% =		
Division of Commission (line 700) as follows:				
701. \$	to		Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$	to			
703. Commission paid at Settlement				
704.				

TIPS AND EXPLANATIONS

Section 700, Agency Commissions, deals with the commission paid to real estate companies and agents involved in the transaction. Lines 701 and 702 show how commissions are split between two participating agencies. Commissions are usually paid from the seller's funds. However, a buyer's agent who sells a for-sale-by-owner home may be paid by his or her client, not the seller.

[Return to the HUD-1 Settlement Statement](#)

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.			
811.			

TIPS AND EXPLANATIONS

The entries in Section 800, Items Payable in Connection with Loan, are most often paid from the buyer's funds, although in some cases sellers agree to pay specified amounts to help the buyer close.

Line 801 shows the fee the lender charged for processing or originating the loan. If the fee is a percentage of the loan amount, the percentage will be stated.

Line 802 is used to record the "points" charged by the lender. Each point is 1% of the loan amount.

Line 803 is used to record appraisal fees. You may have paid the fee when you applied for the loan. If so, it should be marked "POC," for paid outside of closing. The amount would be shown, but would not be included in the total fees you need to take to your closing appointment.

Line 804 is used to record the cost of the credit report if it is not included in the Origination Fee.

Line 805 includes charges for inspections done at the request of the lender. Other pest and structural inspections are recorded in another area.

Line 806 is for an application fee that might be required by a [Private Mortgage Insurance \(PMI\)](#) company.

Line 807 is only used for loan assumption transactions, where the buyer takes over the seller's existing mortgage. This is not a common situation in today's market.

Lines 808 to 811 are used for miscellaneous items connected with the loan, such as fees paid to a mortgage broker.

[Return to the HUD-1 Settlement Statement](#)

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.			

TIPS AND EXPLANATIONS

Section 900, Items Required by Lender to be Paid in Advance, are typically paid by the buyer. They are all items that the lender requires, but which are not always paid to the lender.

Line 901 is used to record interest that is collected at settlement for the time period between closing and the first monthly payment (usually the beginning of the next month) covered by the first monthly payment.

Line 902 shows mortgage insurance premiums that are due at settlement. Escrow reserves for mortgage insurance are recorded later. Escrow reserves held by banks are frequently handled out of escrow or POC due to lender requirements. It is only necessary for you to understand the process that will be used to prorate money owed for the time you own the property and the amount of monies involved for this reimbursement. If you have questions, be sure to ask your escrow officer for an explanation. If your mortgage insurance is a lump sum payment good for the life of the loan it should be noted.

Line 903 is used to record hazard insurance premiums that must be paid at settlement in order to have immediate insurance on the property. It is not used for insurance reserves that will go into escrow.

Lines 904 and 905 are for miscellaneous items, such as flood insurance, mortgage life insurance, credit life insurance and disability insurance premiums.

[Return to the HUD-1 Settlement Statement](#)

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		

TIPS AND EXPLANATIONS

Section 1000, Reserves Deposited with Lender, is used to itemize escrow funds collected by the lender from the borrower for such things as hazard insurance and property taxes. The number of months charged varies, but there are limits as to how much the lender can collect.

The borrower paid current charges for the expenses in Section 900.

The amounts on lines 1001-1007 (if applicable) show funds collected at closing to start the borrower's escrow account, from which the lender will pay next year's insurance premium and property tax bill on behalf of the borrower. This is what happens when the borrower's payment consists of PITI (principal, interest, taxes and insurance), so that each monthly payment includes an amount equal to one-twelfth of the estimated charges for the next year's homeowner's insurance and property taxes. In contrast, some borrowers' payments only include principal and interest; those homeowners agree to pay their annual insurance premium and property taxes themselves. Be certain you are clear whether you will be paying for taxes and insurance directly or if your lender will be collecting this money from you and making the payments on your behalf.

Line 1008 is an escrow adjustment calculated by the settlement agent by comparing different escrow formulas. This step is to make sure the lender is not collecting more escrow funds than are allowed. The figure is always zero or a negative number.

[Return to the HUD-1 Settlement Statement](#)

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.			

TIPS AND EXPLANATIONS

Section 1100, Title Charges, include fees directly related to the transfer of title, such as the title examination, title search, document preparation, and fees for the [title insurance](#) policy. They are normally charged to the buyer.

Legal fees include any fees for the borrower's attorney, seller's attorneys, and lender attorney if applicable. Other items covered in this section are fees for closing agents and notaries. When one person performs many tasks fees may be lumped together. Line 1101 is used to record the settlement agent's fee.

The fees for the abstract or title search and examination are entered in lines 1102 and 1103. If the same person performs both duties, a lump sum will be entered in line 1103. If the person doing the work is a title company or attorney, charges are entered later, in lines 1107 or 1108.

Line 1104 shows charges for the title insurance binder (also called a commitment to insure). Your payment for title insurance policies is entered later.

Line 1105 records charges for deed preparations, and such bills as work on mortgages and notes.

The fee charged by a notary public for authenticating the execution of the settlement documents is entered on line 1106.

Line 1107 discloses an attorney's fees.

Line 1108 is the cost of title insurance (except the cost of the binder).

Lines 1109 and 1110 are informational lines that disclose the costs for the separate title insurance policies for borrower and lender. (Only line 1108 is carried forward.)

Lines 1111 to 1113 are used to enter any other title-related charges. Entries might include a fee to a county tax collector for a tax certificate or a fee to a private tax service.

[Return to the HUD-1 Settlement Statement](#)

1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$; Mortgage \$; Releases \$
1202. City/county tax/stamps: Deed \$; Mortgage \$	
1203. State tax/stamps: Deed \$; Mortgage \$	
1204.		
1205.		

TIPS AND EXPLANATIONS

Section 1200, Government Recording and Transfer Charges, is used to itemize charges such as costs for recording deeds and mortgages and fees for tax stamps.

It should be noted that on the HUD-1 form, the Recording fees will be an educated guess until the documents are actually recorded with the county. On occasion, in some jurisdictions, the fees shown on the Estimated HUD-1 will have to be adjusted; this is generally a downward adjustment, showing that less than was expected will be charged.

[Return to the HUD-1 Settlement Statement](#)

1300. Additional Settlement Charges

1301. Survey	to		
1302. Pest inspection	to		
1303.			
1304.			
1305.			

TIPS AND EXPLANATIONS

Section 1300, Additional Settlement Charges and Totals, is used to record survey fees and inspections for such things as pests, lead-based paint and radon. Structural inspections and inspections for heating, plumbing, or electrical equipment might also be included.

If either party is buying a home warranty, the charge will be entered in this section. If you have been promised a home warranty, be sure to verify with the escrow officer that it has been ordered and is being paid through escrow.

[Return to the HUD-1 Settlement Statement](#)

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		
---	--	--

TIPS AND EXPLANATIONS

Line 1400, Total Settlement Charges, lists the total settlement charges paid from the borrower's and the seller's funds. They are also entered in Sections J and K, lines 103 and 502.

[Return to the HUD-1 Settlement Statement](#)

