



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) \$		
802. Your credit or charge (points) for the specific interest rate chosen (from GFE #2) \$	1502.	
803. Your adjusted origination charges (from GFE A)		
804. Appraisal fee to (from GFE #3)	1503.	
805. Credit report to (from GFE #3)		
806. Tax service to (from GFE #3)	1504.	
807. Flood certification (from GFE #3)		
808.	1505.	
900. Items Required by Lender to Be Paid in Advance		
901. Daily interest charges from to @ \$ /day (from GFE #10)	1506.	
902. Mortgage insurance premium for months to (from GFE #3)		
903. Homeowner's insurance for years to (from GFE #11)	1507.	
904.		
1000. Reserves Deposited with Lender	1508.	
1001. Initial deposit for your escrow account (from GFE #9)		
1002. Homeowner's insurance months @ \$ per month \$	1509	
1003. Mortgage insurance months @ \$ per month \$		
1004. Property taxes months @ \$ per month \$	1510.	
1005. months @ \$ per month \$		
1006. months @ \$ per month \$	1511.	
1007. Aggregate Adjustment -\$		
1100. Title Charges	1512.	
1101. Title services and lender's title insurance (from GFE #4)		
1102. Settlement or closing fee \$	1513.	
1103. Owner's title insurance (from GFE #5)		
1104. Lender's title insurance \$	1514.	
1105. Lender's title policy limit \$		
1106. Owner's title policy limit \$	1515.	
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)		
1202. Deed \$ Mortgage \$ Releases \$		
1203. Transfer taxes (from GFE #8)		
1204. City/County tax/stamps Deed \$ Mortgage \$		
1205. State tax/stamps Deed \$ Mortgage \$		
1206.		
1300. Additional Settlement Charges	1600. Loan Amount	\$
1301. Required services that you can shop for (from GFE #6)	1601. Plus Cash/Check from Borrower	\$
1302. \$	1602. Minus Total Settlement Charges (line 1400)	\$
1303. \$	1603. Minus Total Disbursements to Others (line 1520)	\$
1304.	1604. Equals Total Disbursements to Borrower (after expiration of any applicable rescission period required by law)	\$
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 <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input type="checkbox"/> No. <input type="checkbox"/> 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?	<input type="checkbox"/> No. <input type="checkbox"/> 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?	<input type="checkbox"/> No. <input type="checkbox"/> 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?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____.
Does your loan have a balloon payment?	<input type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ _____ due in _____ years on _____.
Total monthly amount owed including escrow account payments	<input type="checkbox"/> 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. <input type="checkbox"/> 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: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.