



A. Settlement Statement (HUD-1)

B. Type of Loan			
1. <input checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number SAMPLE2
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number 1234567890
			8. Mortgage Insurance Case Number 100-1234567-890
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 information purposes and are not included in the totals.			
D. Name and Address of Borrower SAM F. MAGUIRE, JR. 101 MAIN STREET ATLANTA, GA 30341		E. Name and Address of Seller JOHN SMITH 202 NORTH STREET ATLANTA, GA 30341	
F. Name and Address of Lender ABC MORTGAGE COMPANY 1000 SOUTH STREET ATLANTA, GA 30342			
G. Property Location 2714 FONTAINEBLEAU DR DUNWOODY, GA 30360-1212 MC		H. Settlement Agent THE LAW OFFICES OF SAM MAGUIRE, JR., P.C. (404) 257-8885	
		Place of Settlement 4840 ROSWELL ROAD, BLDG E, STE 400 ATLANTA, GEORGIA 30342	I. Settlement Date 03/05/10
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	320,000.00	401. Contract sales price	320,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	15,888.75	403.	
104. HOA INITIATION FEE	500.00	404.	
105. PRORATED HOA DUES 03/05 to 12/31	371.10	405. PRORATED HOA DUES 03/05 to 12/31	371.10
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	336,759.85	420. GROSS AMOUNT DUE TO SELLER	320,371.10
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	5,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	250,000.00	502. Settlement charges to seller (line 1400)	14,220.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	225,000.00
		PAYOFF LENDER #1	
205.		505. Payoff of second mortgage loan	10,000.00
		PAYOFF LENDER # 2	
206.		506. Commission: Deposit held by broker	5,000.00
207.		507.	
208.		508. OVERNIGHT/HANDLE PAYOFFS	40.00
209. Borrower Costs Paid by Seller	3,000.00	509. Borrower Costs Paid by Seller	3,000.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes 01/01 to 03/05	631.23	510. City/town taxes 01/01 to 03/05	631.23
211. County taxes 01/01 to 03/05	210.41	511. County taxes 01/01 to 03/05	210.41
212. Assessments to		512. Assessments to	
213.		513. REQUIRE RELEASE TRACKING FEES	70.00
214.		514. HOME WARRANTY	400.00
215.		515. WATER BILL DUE	50.00
216.		516. HOA LETTER PROCESSING FEE	25.00
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	258,841.64	520. TOTAL REDUCTION AMOUNT DUE SELLER	258,646.64
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	336,759.85	601. Gross amount due to seller (line 420)	320,371.10
302. Less amounts paid by/for borrower (line 220)	258,841.64	602. Less reduction amount due to seller (line 520)	258,646.64
303. CASH FROM BORROWER	77,918.21	603. CASH TO SELLER	61,724.46

L. SETTLEMENT CHARGES:		File Number: SAMPLE2		
700. Total Real Estate Broker Fees			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of commission (line 700) as follows:				
701.	\$ 4,600.00 to REAL ESTATE COMPANY #1	(9,600.00 Less 5,000.00 Deposit)		
702.	\$ 9,600.00 to REAL ESTATE COMPANY #2			
703.	Commission paid at Settlement			14,200.00
704.	Realtor Holds Deposit	5,000.00		
705.				
800. Items Payable in Connection with Loan			P.O.C.	
801.	Our origination charge (Includes Origination Point(s) \$3,500.00)	\$ 3,500.00 (from GFE#1)		
802.	Your credit or charge (points) for the specific interest rate chosen	\$ (from GFE#2)		
803.	Your adjusted origination charges	(from GFE A)	3,500.00	
804.	Appraisal Fee APPRAISER	(from GFE#3)	400.00	
805.	Credit Report ABC MORTGAGE COMPANY	(from GFE#3)	35.00	
806.	Tax service ABC MORTGAGE COMPANY	(from GFE#3)	75.00	
807.	Flood certification ABC MORTGAGE COMPANY	(from GFE#3)	13.50	
808.	GA RES MTG LN FEE ABC MORTGAGE COMPANY	(from GFE#3)	6.50	
809.				
810.				
811.				
812.				
813.				
814.				
900. Items Required by Lender to Be Paid in Advance				
901.	Daily interest charges from 03/05/10 to 04/01/10 @\$ 34.25 /day (from GFE#10)	27 day(s)	924.75	
902.	Mortgage Insurance Premium for 1 yr to ABC MORTGAGE COMPANY	(from GFE#3)	4,000.00	
903.	Homeowner's insurance for 1 yr to INSURANCE COMPANY	(from GFE#11)	750.00	
904.				
905.				
1000. Reserves Deposited with Lender				
1001.	Initial deposit for your escrow account	(from GFE#9)	2,450.00	
1002.	Hazard Insurance 3 mo. @ \$ 62.50 per mo. \$ 187.50			
1003.	Mortgage Insurance 0 mo. @ \$ 100.00 per mo. \$			
1004.	City property taxes 10 mo. @ \$ 300.00 per mo. \$ 3,000.00			
1005.	County property taxes 8 mo. @ \$ 100.00 per mo. \$ 800.00			
1006.	Annual Assessments mo. @ \$ per mo. \$			
1007.	Flood Insurance mo. @ \$ per mo. \$			
1008.	mo. @ \$ per mo. \$			
1009.	Aggregate Adjustment	-\$ 1,537.50		
1100. Title Charges				
1101.	Title services and lender's title insurance	(from GFE#4)	850.00	
1102.	Settlement or closing fee THE LAW OFFICES OF SAM MAGUIRE, J	\$ 750.00 (from GFE#4)		
1103.	Owner's title insurance THE LAW OFFICES OF SAM MAGUIRE, J	(from GFE#5)	1,152.00	
1104.	Lender's title insurance THE LAW OFFICES OF SAM MAGUIRE, J	\$ 100.00		
1105.	Lender's coverage 250,000.00 --- 100.00			
1106.	Owner's coverage 320,000.00 --- 1,152.00			
1107.	Agent's portion of the total title insurance premium THE LAW OFFICES OF SAM MAGUIRE, JR., P.C.	\$ 1,001.60		
1108.	Underwriter's portion of the total title insurance premium STEWART TITLE INSURANCE COMPANY	\$ 250.40		
1109.				
1110.				
1111.				
1112.				
1113.				
1200. Government Recording and Transfer Charges				
1201.	Government recording charges	(from GFE#7)	62.00	
1202.	Deed \$ 12.00 Mortgage \$ 50.00 Releases \$			
1203.	Transfer taxes	(from GFE#8)	1,070.00	
1204.	City/county tax/stamps Deed \$ Mortgage \$			
1205.	State tax/stamps Deed \$ 320.00 Mortgage \$ 750.00			
1206.	RECORD RELEASES CLERK SUPERIOR COURT			20.00
1207.				
1208.				
1300. Additional Settlement Charges				
1301.	Required services that you can shop for	(from GFE#6)	600.00	
1302.	PROPERTY SURVEY SURVEY COMPANY	\$ 500.00 (from GFE#6)		
1303.	TERMITE INSPECTION TERMITE COMPANY	\$ 100.00 (from GFE#6)		
1304.				
1305.				
1306.				
1307.				
1308.				
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		15,888.75	14,220.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

SAM F. MAGUIRE, JR.

JOHN SMITH

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

THE LAW OFFICES OF SAM MAGUIRE, JR., P.C.

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		File Number: SAMPLE2	Good Faith Estimate	HUD-1
Charges That Cannot Increase		HUD-1 Line Number		
Our origination charge	\$ 3,500.00	# 801	3,500.00	3,500.00
Your credit or charge (points) for the specific interest rate chosen		# 802		
Your adjusted origination charges		# 803	3,500.00	3,500.00
Transfer taxes		# 1203	1,070.00	1,070.00
State tax/stamps - Deed	\$ 320.00	# 1205		
State tax/stamps - Mortgage	\$ 750.00	# 1205		

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	75.00	62.00
Government recording charges - Deed	\$ 12.00 # 1202		
Government recording charges - Mortgag	\$ 50.00 # 1202		
Required services selected by Lender		4,530.00	4,530.00
Appraisal Fee	\$ 400.00 # 804		
Credit Report	\$ 35.00 # 805		
Tax service	\$ 75.00 # 806		
Flood certification	\$ 13.50 # 807		
GA RES MTG LN FEE	\$ 6.50 # 808		
Mortgage Insurance Premium	\$ 4,000.00 # 902		
Title services and lender's title insurance	# 1101	850.00	850.00
Owner's title insurance	# 1103	1,152.00	1,152.00
Owner's title insurance	\$ 1,152.00 # 1103		
PROPERTY SURVEY	# 1302	600.00	500.00
TERMITE INSPECTION	# 1303	100.00	100.00
	TOTAL	7,307.00	7,194.00
Increase between GFE and HUD-1 Charges		\$ 0.00	or 0 %

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001	2,950.00	2,450.00
Daily interest charges	# 901 \$ 34.25 /day	924.75	924.75
Homeowner's Insurance Polic(y/ies)		600.00	750.00
Homeowner's insurance	750.00 # 903		

Loan Terms

Your initial loan amount is	\$ 250,000.00
Your loan term is	30 years
Your initial interest rate is	5 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1,423.02 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest -->\$ 1,323.02 <input checked="" type="checkbox"/> Mortgage Insurance -->\$ 100.00
Can your interest rate rise?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$.
Does your loan have a balloon payment?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, you have a balloon payment of \$ 17,164.47 due in 30 years on 4/1/2040 .
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 checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ 462.50 that results in a total initial monthly amount owed of \$ 1,885.52 . This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes -->\$ 400.00 <input checked="" type="checkbox"/> Homeowner's Insurance -->\$ 62.50 <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.