



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 54321	7. Loan Number: TEST	8. Mortgage Insurance Case Number: 11111111111111
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: HCL FAIL 30YEARFXD ANNAMARIE TEST 5150 SUNNYSIDE WILMINGTON, DE 92014	E. Name & Address of Seller: JOE SELLER JANE SELLER	F. Name & Address of Lender: SALES DEMO 3018 N HOLMES AVE IDAHO FALLS, ID 83401
G. Property Location: 123 MONTE VISTA DRIVE IRVINE, CA 01915	H. Settlement Agent: DANIELS TITLE COMPANY 1234 TITLE STREET TITLE CITY, ID 99999-9999 (555) 555-5555	I. Settlement Date: 01/15/09
	Place of Settlement: 1234 TITLE STREET TITLE CITY, ID 99999-9999	

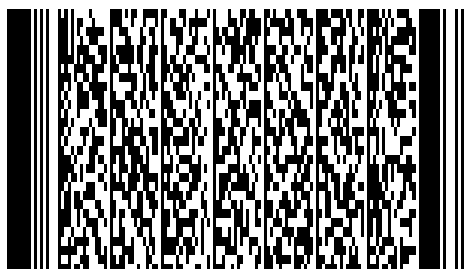
J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$275,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$33,027.52
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	\$308,027.52
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	\$200,000.00
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	\$200,000.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$308,027.52
302. Less amounts paid by/for borrower (line 220)	(\$200,000.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$108,027.52

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$275,000.00
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	\$275,000.00
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 checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$275,000.00

Initials: _____ Initials: _____



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.

L. Settlement Charges

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. \$ _____ to _____		
702. \$ _____ to _____		
703. Commission paid at settlement		
704.		

800. Items Payable in Connection with Loan

801. Our origination charge **	\$13,730.00 (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$-103.00 (from GFE #2)		
803. Your adjusted origination charges	(from GFE A)	\$13,627.00	
804. Appraisal fee to SALES DEMO	(from GFE #3)	\$500.00	
805. Credit report to SALES DEMO	(from GFE #3)		
806. Tax service to	(from GFE #3)		
807. Flood certification	(from GFE #3)		

900. Items Required by Lender to Be Paid in Advance

901. Daily interest charges from 10/27/07 to 01/01/09 432 @ \$38.36 / day	(from GFE #10)	\$16,571.52	
902. UPFRONT PMI to MGIC	(from GFE #3)		
903. Homeowner's insurance for _____ years to DOCUTECH HAZARD INSURANCE	(from GFE #11)		
904.			

1000. Reserves Deposited with Lender

1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance	1 months @ \$109.42 per month	\$109.42	
1003. Mortgage insurance	0 months @ \$ _____ per month	\$	
1004. Property taxes	1 months @ \$258.33 per month	\$258.33	
1005.	months @ \$ _____ per month	\$	
1006.	months @ \$ _____ per month	\$	
1007.	months @ \$ _____ per month	\$	
1008.	months @ \$ _____ per month	\$	
1009.	months @ \$ _____ per month	\$	
1010.	months @ \$ _____ per month	\$	
1011.	months @ \$ _____ per month	\$	
1012.	months @ \$ _____ per month	\$	
1013.	months @ \$ _____ per month	\$	
1014. Aggregate Adjustment		\$-367.75	

1100. Title Charges

1101. Title services and lender's title insurance	(from GFE #4)	\$1,539.00	
1102. Settlement or closing fee	\$		
1103. Owner's title insurance	(from GFE #5)		
1104. Lender's title insurance SALES DEMO	\$889.00		
1105. Lender's title policy limit	\$200,000.00		
1106. Owner's title policy limit	\$275,000.00		
1107. Agent's portion of the total title insurance premium	\$0.00		
1108. Underwriter's portion of the total title insurance premium	\$0.00		

1200. Government Recording and Transfer Charges

1201. Government recording charges	(from GFE #7)		
1202. Deed \$ _____ Mortgage \$ _____ Releases \$ _____			
1203. Transfer taxes	(from GFE #8)	\$790.00	
1204. City/County tax/stamps Deed \$ _____ Mortgage \$ _____ SALES DEMO			
1205. State tax/stamps Deed \$ _____ Mortgage \$ _____			
1206.			

1300. Additional Settlement Charges

1301. Required services that you can shop for	(from GFE #6)		
1302. PEST INSPECTION to			
1303.			
1304.			
1305.			

1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$33,027.52
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** Includes Origination Point (% or \$1,500.00)

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
	HUD-1 Line Number		
Our origination charge	# 801		\$13,730.00
Your credit or charge (points) for the specific interest rate chosen	# 802		\$-103.00
Your adjusted origination charges	# 803		\$13,627.00
Transfer taxes	#1203		\$790.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201		
APPRAISAL FEE	# 804		\$500.00
Title services and lender's title insurance	# 1101		\$1,539.00
Total			\$2,039.00
Increase between GFE and HUD-1 Charges		\$2,039.00	or 0.000%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		
Daily interest charges	# 901 \$38.36 /day		\$16,571.52
Homeowner's insurance	# 903		

Loan Terms

Your initial loan amount is	\$200,000.00
Your loan term is	30 years
Your initial interest rate is	7.000%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$1,330.60 includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
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 checked="" 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 checked="" type="checkbox"/> You have an additional monthly escrow payment of \$367.75 that results in a total initial monthly amount owed of \$1,330.60. This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <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.

Initials: _____ Initials: _____