

SETTLEMENT STATEMENT HUD-1

A. Settlement Statement (HUD-1) B. Type of Loan 1. ☐ FHA 2. ☐ FMHA 3. ☒ Conv. Unins. 4. ☐ VA 5. ☐ 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: Michael and Sarah Johnson 123 New Home Street Anytown, CA 90210

E. NAME & ADDRESS OF SELLER: Robert and Mary Johnson 456 Old Home Avenue Anytown, CA 90210

F. NAME & ADDRESS OF LENDER: First National Bank 789 Financial Boulevard Anytown, CA 90210

G. PROPERTY LOCATION: 123 New Home Street Anytown, CA 90210

H. SETTLEMENT AGENT: Reliable Title Company 321 Professional Plaza Anytown, CA 90210

I. SETTLEMENT DATE: 07/15/2025

J. SUMMARY OF BORROWER’S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER:

101. Contract sales price \$ 525,000.00

102. Personal property \$ 0.00

103. Settlement charges to borrower (line 1400)\$ 12,350.00

104. \$ 0.00

105. \$ 0.00

106. \$ 0.00

107. \$ 0.00

108. \$ 0.00

109. \$ 0.00

110. \$ 0.00

111. \$ 0.00

112. \$ 0.00

113. GROSS AMOUNT DUE FROM BORROWER \$ 462,350.00

114. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:

115. Deposit or earnest money \$ 10,000.00

116. Principal amount of new loan(s) \$ 360,000.00

117. Existing loan(s) taken subject to \$ 0.00

118.	\$	0.00
119.	\$	0.00
120.	\$	0.00
121.	\$	0.00
122.	\$	0.00
123.	\$	0.00
124. City/town taxes \$ 1,200.00		
125. County taxes \$ 2,400.00		
126. Assessments \$ 750.00		
127.	\$	0.00
128.	\$	0.00
129.	\$	0.00
130.	\$	0.00
131.	\$	0.00
132.	\$	0.00
133.	\$	0.00
134. TOTAL PAID BY/FOR BORROWER \$ 374,350.00		
135. CASH AT SETTLEMENT FROM/TO BORROWER:		
136. Gross amount due from borrower (line 120)\$ 462,350.00		
137. Less amounts paid by/for borrower (line 220)\$ 374,350.00		
138. CASH [X] FROM [ ] TO BORROWER \$ 88,000.00		
K. SUMMARY OF SELLER'S TRANSACTION		
400. GROSS AMOUNT DUE TO SELLER:		
401. Contract sales price \$ 525,000.00		
402. Personal property \$ 0.00		
403.	\$	0.00
404.	\$	0.00
405.	\$	0.00
406.	\$	0.00
407.	\$	0.00
408.	\$	0.00
409.	\$	0.00

410.	\$	0.00
411.	\$	0.00
412.	\$	0.00
413. GROSS AMOUNT DUE TO SELLER \$ 525,000.00		
414. REDUCTIONS IN AMOUNT DUE TO SELLER:		
415. Excess deposit (see instructions) \$ 0.00		
416. Settlement charges to seller (line 1400) \$ 27,000.00		
417. Existing loan(s) taken subject to \$ 215,000.00		
418. Payoff of first mortgage loan \$ 215,000.00		
419. Payoff of second mortgage loan \$ 0.00		
420.	\$	0.00
421.	\$	0.00
422.	\$	0.00
423.	\$	0.00
424. City/town taxes \$ 1,200.00		
425. County taxes \$ 2,400.00		
426. Assessments \$ 750.00		
427.	\$	0.00
428.	\$	0.00
429.	\$	0.00
430.	\$	0.00
431.	\$	0.00
432.	\$	0.00
433.	\$	0.00
434. TOTAL REDUCTION AMOUNT DUE SELLER \$ 246,350.00		
435. CASH AT SETTLEMENT TO/FROM SELLER:		
436. Gross amount due to seller (line 420) \$ 525,000.00		
437. Less reductions in amount due seller (line 520)\$ 246,350.00		
438. CASH [ ] TO [X] FROM SELLER \$ 203,650.00		

L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKER'S COMMISSION based on price \$ 525,000.00 @ 6% = \$ 27,000.00  
Division of Commission (line 700) as follows:

701. \$ 13,500.00 to ABC Realty  
 702. \$ 13,500.00 to XYZ Realty  
 703. Commission paid at Settlement \$ 27,000.00  
 704. \$ 0.00  
 705. ITEMS PAYABLE IN CONNECTION WITH LOAN  
 706. Loan Origination Fee \$ 3,600.00  
 707. Loan Discount \$ 1,800.00  
 708. Appraisal Fee \$ 500.00  
 709. Credit Report \$ 75.00  
 710. Lender's Inspection Fee \$ 150.00  
 711. Mortgage Insurance Application Fee \$ 0.00  
 712. Assumption Fee \$ 0.00  
 713. \$ 0.00  
 714. \$ 0.00  
 715. \$ 0.00  
 716. \$ 0.00  
 717. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE  
 718. Interest from 7/15/25 to 8/1/25 \$ 750.00  
 719. Mortgage Insurance Premium \$ 0.00  
 720. Hazard Insurance Premium \$ 1,200.00  
 721. \$ 0.00  
 722. \$ 0.00  
 723. RESERVES DEPOSITED WITH LENDER  
 724. Hazard insurance: 2 months @ \$100.00 \$ 200.00  
 725. Mortgage insurance: 0 months @ \$0.00 \$ 0.00  
 726. City property taxes: 2 months @ \$100.00 \$ 200.00  
 727. County property taxes: 2 months @ 200.00 400.00  
 728. Annual assessments: 2 months @ \$62.50 \$ 125.00  
 729. \$ 0.00  
 730. \$ 0.00  
 731. \$ 0.00  
 732. TITLE CHARGES

733. Settlement or closing fee \$ 500.00  
 734. Abstract or title search \$ 350.00  
 735. Title examination \$ 250.00  
 736. Title insurance binder \$ 150.00  
 737. Document preparation \$ 250.00  
 738. Notary fees \$ 75.00  
 739. Attorney's fees \$ 1,500.00  
 740. Title insurance \$ 1,125.00  
 741. Lender's coverage \$ 450.00  
 742. Owner's coverage \$ 675.00  
 743. \$ 0.00  
 744. \$ 0.00  
 745. \$ 0.00  
 746. GOVERNMENT RECORDING AND TRANSFER CHARGES  
 747. Recording fees: Deed \$45.00; Mortgage 65.00 110.00  
 748. City/county tax/stamps: Deed \$225.00; Mortgage 180.00 405.00  
 749. State tax/stamps: Deed \$450.00; Mortgage 360.00 810.00  
 750. \$ 0.00  
 751. \$ 0.00  
 752. ADDITIONAL SETTLEMENT CHARGES  
 753. Survey \$ 350.00  
 754. Pest inspection \$ 125.00  
 755. \$ 0.00  
 756. \$ 0.00  
 757. \$ 0.00  
 758. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)\$  
 39,350.00

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.

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Borrower: John Smith Borrower: Jane Smith

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Seller: Robert Johnson Seller: Mary Johnson

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Settlement Agent: Thomas Wilson

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