

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> Conv Lines	6. File Number 07-022011-150	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance			
7. <input type="checkbox"/> CASH SALE			

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 Name
	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	\$19,900.00	401. Contract Sales Price	\$19,900.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$2,710.70	403.	
104. Construction funds held by Lender	\$84,020.00	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. County property taxes		406. County property taxes	
107. Special Assessments 09/11/07 thru 12/31/07	\$121.21	407. Special Assessments 09/11/07 thru 12/31/07	\$121.21
108. POA Dues		408. POA Dues	
109. POA Dues		409. POA Dues	
110. Timber Taxes		410. Timber Taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$106,751.91	420. Gross Amount Due to Seller	\$20,021.21
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$500.00	501. Excess Deposit	
202. Principal amount of new loan(s)	\$103,920.00	502. Settlement Charges to Seller (line 1400)	\$303.00
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. 1st advance for lot payoff		504. Payoff of first mortgage loan	\$15,250.00
205. = \$19,900.00		505. Payoff of second mortgage loan	
206. Closing cost paid by Seller	\$2,283.16	506. Closing cost paid by Seller	\$2,283.16
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. County property taxes 01/01/07 thru 09/10/07	\$48.75	510. County property taxes 01/01/07 thru 09/10/07	\$48.75
211. Special Assessments		511. Special Assessments	
212. POA Dues		512. POA Dues	
213. POA Dues		513. POA Dues	
214. Timber Taxes		514. Timber Taxes	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$106,751.91	520. Total Reduction Amount Due Seller	\$17,884.91
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$106,751.91	601. Gross Amount due to seller (line 420)	\$20,021.21
302. Less amounts paid by/for borrower (line 220)	\$106,751.91	602. Less reductions in amt. due seller (line 520)	\$17,884.91
303. Cash Borrower	\$0.00	603. Cash To Seller	\$2,136.30

Substitute Form 1099, Seller Statement: The information contained in Blocks E, G, H and I, lines 401 (or, if line 401 is asterisked, lines 403 and 404), 405, 407 and 408-412 (applicable part of buyer's real estate taxes reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Previous Editions are ~~Obsolete~~

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Form HUD-1 (3/86)
Handbook 4305.2

Buyer's Initials: W/S
Seller's Initials: _____

