

HUD 1 WORKSHEET

INSTRUCTIONS: Fill out the worksheet. Then go through the HUD1 and fill in additional items such as appraisal, title search etc. When you add additional items, the closing cost totals will automatically adjust. Double check all figures. You are responsible for verifying that all data is correct.

Formulas included in this HUD1 are for reference only. You agree to hold harmless Buyers USA Relocation from any inaccuracies in this HUD1.

DO NOT ENTER THE \$ SIGN OR COMMAS IN ANY CURRENCY AMOUNTS

Sales Price	145,000.00	
Mortgage Amount		<i>If FHA, add in MIP if applicable.</i>
Interest Rate	0.00%	<i>Do not enter the % sign. Format should be 0.06 for 6%.</i>
Yearly Homeowners Insurance Premium	1,300.00	
Yearly Property Taxes		<i>Estimate if new construction</i>
Current tax year BEGAN		<i>Format mm/dd/yyyy. This date should be in the past.</i>
PMI/MIP Yearly interest rate (not pre-paid upfront rate)	0.00%	<i>Most lenders are now basing PMI or MIP factor on credit score and down payment. A 90% LTV loan should have an interest rate of approximately 0.78%. Enter as 0.0078.</i>
Earnest / Escrow Money	\$3,000.00	
Payoff First Mortgage	\$15,000.00	
Payoff Second Mortgage	\$25,000.00	
TOTAL Commission %	6.00%	<i>Do not enter the % sign. E.g. Format should be 0.07 for 7%.</i>
Commission to Selling Office	3.00%	<i>Do not enter the % sign. Format should be 0.03 for 3%.</i>
Selling Office Name	Company A	
Commission to Listing Office	3.00%	<i>Do not enter the % sign. Format should be 0.03 for 3%.</i>
Listing Office Name	Company B	
1 st day of month following estimated closing date.		<i>This is to calculate pre-paid interest. If closing occurs on June 15 2008, you would put in 7/1/2008.</i>
Estimated Closing Date		

A. Settlement Statement

B. Type of Loan

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
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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:
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G. Property Location:	H. Settlement Agent:	
	Place of Settlement:	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	145,000.00	401. Contract sales price	145,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$2,423.25	403.	
104. HOA Transfer Fee	\$362.50	404.	
105. January HOA Dues	\$60.00	405.	
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 12/30/09 to 01/01/10	\$2.21	407. County taxes 12/30/09 to 01/01/10	\$2.21
108. Assessments to		408. Assessments to	
109. HOA Dues 12/30/09 to 01/01/10	\$4.52	409. HOA Dues 12/30/09 to 01/01/10	\$4.52
110. HOA Credit Transfer to Buyer	\$10.00	410. HOA Credit Transfer to Buyer	\$10.00
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$147,862.48	420. Gross Amount Due To Seller	\$145,016.73
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money	\$3,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$9,836.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan BANK B	\$15,000.00
205.		505. Payoff of second mortgage loan BANK B	\$25,000.00
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to	\$0	511. County taxes to	\$0
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$3,000.00	520. Total Reduction Amount Due Seller	\$49,836.50
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$147,862.48	601. Gross amount due to seller (line 420)	\$145,016.73
302. Less amounts paid by/for borrower (line 220)	(\$3,000.00)	602. Less reductions in amt. due seller (line 520)	(\$49,836.50)
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$144,862.48	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$95,180.23

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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.

The information requested does not lend itself to confidentiality.

L. Settlement Charges							
700. Total Sales/Broker's Commission based on price \$	145,000.00	@	6.00% % =	8,700.00			
Division of Commission (line 700) as follows:							
701. \$ 4,350.00	3.00%	to	Company A			Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$ 4,350.00	3.00%	to	Company B				
703. Commission paid at Settlement							8,700.00
704.							
800. Items Payable In Connection With Loan							
801. Loan Origination Fee	0.00%	%		\$0.00			
802. Loan Discount		%					
803. Appraisal Fee		to					
804. Credit Report		to					
805. Lender's Inspection Fee							
806. Mortgage Insurance Application Fee to							
807. Assumption Fee							
808.							
809.							
810.							
811.							
900. Items Required By Lender To Be Paid In Advance							
901. Interest from		to	@ \$	0.00 /day	\$0.00		0.00
902. Mortgage Insurance Premium for					months to		
903. Hazard Insurance Premium for				1.0 years to	Company C		1,300.00
904.				years to			
905.							
1000. Reserves Deposited With Lender							
1001. Hazard insurance	months@\$			108.33 per month			0.00
1002. Mortgage insurance	months@\$			0.00 per month			0.00
1003. City property taxes	months@\$			per month			
1004. County property taxes	months@\$			0.00 per month			0.00
1005. Annual assessments	months@\$			per month			
1006.	months@\$			per month			
1007.	months@\$			per month			
1008.	months@\$			per month			
1100. Title Charges							
1101. Settlement or closing fee		to					
1102. Abstract or title search		to					
1103. Title examination		to	Company D			160.00	
1104. Title insurance binder		to					
1105. Document preparation		to	Company E-Seller				150.00
1106. Notary fees		to					
1107. Attorney's fees		to	Buyer Attorney			350.00	
(includes above items numbers:)							
1108. Title insurance \$507.50		to	Title Insurance Company			507.50	
(includes above items numbers:)							
1109. Lender's coverage	\$						
1110. Owner's coverage	\$		145,000.00				
1111. Admin Costs to Buyer Attorney						60.00	
1112. Federal Express/Courier						35.75	20.00
1113. Mortgage Satisfaction Fees							20.00
1200. Government Recording and Transfer Charges							
1201. Recording fees: Deed \$	10.00	; Mortgage \$; Releases \$		10.00	
1202. City/county tax/stamps: Deed \$	536.50	; Mortgage \$					536.50
1203. State tax/stamps: Deed \$; Mortgage \$					
1204.							
1205.							
1300. Additional Settlement Charges							
1301. Survey		to					
1302. Pest inspection to ABC Pest				(POC SELLER)			
1303. Courier Fee							40.00
1304. File Archival Fee							20.00
1305. See Additional Exhibit				(HOME WARRANTY)			350.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						\$2,423.25	\$9,836.50

The Undersigned Acknowledges Receipt of this Disclosure Statement and Agrees to the Correctness Thereof.

Buyer or Agent

Seller or Agent