



# **INTERACTIVE HUD-1 SETTLEMENT STATEMENT**





# A. Settlement Statement (HUD-1)

**OLYMPIA TITLE & ESCROW**  
**401 EAST LAS OLAS BLVD, STE 1400**  
**FORT LAUDERDALE, FL 33301**  
**PHONE: (954) 695-7598**  
**FAX: (954) 862-5938**

OMB Approval No. 2502-0265

<b>B. Type of Loan</b>			
1. <input checked="" type="checkbox"/> <b>FHA</b>	2. <input type="checkbox"/> <b>RHS</b>	3. <input type="checkbox"/> <b>Conv. Unins.</b>	6. File Number: <b>SAMPLE</b>
4. <input type="checkbox"/> <b>VA</b>	5. <input type="checkbox"/> <b>Conv. Ins.</b>	7. Loan Number: <b>1234567</b>	8. Mortgage Insurance Case Number: <b>095-12345678</b>
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(s): <b>Jane Doe</b> <b>John Doe</b>		E. Name & Address of Seller(s): <b>Joseph Smith</b> <b>Barbara Smith</b>	
F. Name & Address of Lender: <b>XYZ Lending Corporation</b> <b>123 Anytown Avenue</b> <b>Anywhere, FL XXXXX</b>		G. Property Location: <b>222 Hometown Avenue #727</b> <b>AnyTown, FL XXXXX</b>	
Place of Settlement: <b>401 East Las Olas Boulevard</b> <b>Suite 1400</b> <b>Fort Lauderdale, FL 33301</b>		H. Name of Settlement Agent: <b>Olympia Title &amp; Escrow Corporation</b>	
		I. Closing Date: <b>10-29-2010</b>	Disbursement Date: <b>10-29-2010</b>

<b>J. Summary of Borrower's Transaction</b>	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	<b>249,000.00</b>
102. Personal property	
103. Settlement charges to Borrower (line 1400)	<b>13,763.31</b>
104. November Condo Maintenance	<b>357.89</b>
105.	
<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes to	
107. County taxes to	
108. Assessments 4-30-2010 to	
109. <b>Condo Maintenance Proration - October</b>	<b>34.63</b>
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	<b>263,155.83</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>	
201. Deposit or earnest money	<b>5,000.00</b>
202. Principal amount of new loan(s)	<b>240,285.00</b>
203. Existing loan(s) taken subject to	
204.	
205. Lender Reimbursement Credit - if any	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to	
211. County taxes <b>1-1-2010 to 10-29-2010</b>	<b>2,651.99</b>
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>247,936.99</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from Borrower (line 120)	<b>263,155.83</b>
302. Less amounts paid by/for Borrower (line 220)	<b>247,936.99</b>
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>15,218.84</b>

<b>K. Summary of Seller's Transaction</b>	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	<b>249,000.00</b>
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409. <b>Condo Maintenance Proration - October</b>	<b>34.63</b>
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	<b>249,034.63</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	<b>18,503.00</b>
503. Existing loan(s) taken subject to	
504. <b>Payoff of first mortgage loan</b> <b>Chase Manhattan #12345678</b>	<b>42,155.07</b>
505. <b>Payoff of second mortgage loan</b> <b>Bank of America #1234567-89</b>	<b>15,055.22</b>
506. <b>Water Bill - \$98.70 / Final Bill Escrow- \$150.00</b>	<b>248.70</b>
507. <b>October Condo Maintenance Due</b>	<b>357.89</b>
508. <b>Escrow for Furniture Removal / Garage Door</b>	<b>1,000.00</b>
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes to	
511. County taxes <b>1-1-2010 to 10-29-2010</b>	<b>2,651.99</b>
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>79,971.87</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	<b>249,034.63</b>
602. Less reductions in amount due seller (line 520)	<b>79,971.87</b>
<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	<b>169,062.76</b>

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		OLYMPIA TITLE & ESCROW	
<b>700. Total Real Estate Broker Fees</b>		401 EAST LAS OLAS BLVD, STE 1400, FORT LAUDERDALE, FL 33301 PHONE: (954) 695-7598 FAX: (954) 862-5938	
Based on price \$ 249,000.00 @ 6 % = 14,940.00		Paid From Borrowers Funds at Settlement	
Division of commission (line 700) as follows:		Paid From Seller's Funds at Settlement	
701. \$ 7,470.00	to Acme Real Estate		
702. \$ 7,470.00	to AnyFirm Realty		
703. Commission paid at Settlement			14,940.00
704. Transaction Fee due Acme / Anyfirm Realty		395.00	295.00
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge - 1%	\$ 2402.85 (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$ (from GFE #2)		
803. Your adjusted origination charges to XYZ Lending Corp.	(from GFE A)	2,402.85	
804. Appraisal fee to XYZ Lending Corp.	(from GFE #3)	495.00	
805. Credit report to XYZ Lending Corp.	(from GFE #3)	14.00	
806.	(from GFE #3)		
807.	(from GFE #3)		
808.			
809.			
810.			
811.			
812.			
813.			
814.			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901. Daily interest charges from 10/29/10 - 11/01/10 @ \$45.36 / Day	(from GFE #10)	136.11	
902. Mortgage insurance premium 12 months to MIP	(from GFE #3)	3,604.28	
903. Homeowner's insurance 1 year(s) to Citizens	(from GFE #11)	2,435.00	
904. Flood Insurance to Citizens		345.00	
905. 2009 Real Estate Taxes to Broward County Tax Collector - POC SELLER \$3,218.50			
<b>1000. Reserves Deposited With Lender</b>			
1001. Initial deposit for your escrow account	(from GFE #9)	1,018.63	
1002. Homeowner's insurance 3 months @ \$ 202.92 per month \$ 608.76			
1003. Mortgage insurance 0 months @ \$ 238.50 per month \$			
1004. Property taxes 2 months @ \$ 267.92 per month \$ 535.84			
1005. Flood Insurance 3 months @ \$ 28.75 per month \$ 86.25			
1006. months @ \$ per month \$			
1007. Aggregate Adjustment	-\$ -212.22		
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance	(from GFE #4)	2,229.50	
1102. Settlement or closing fee to Olympia Title	\$ 650.00		650.00
1103. Title Search to Olympia Title	(from GFE #5)		275.00
1104. Lender's title insurance	\$ 25.00		
1105. Lender's title policy limit \$ 240,285 - \$25.00			
1106. Owner's title policy limit \$ 249,000 - \$1,320.00			
1107. Agent's portion of the total title insurance premium	\$ 70%		
1108. Underwriter's portion of the total title insurance premium	\$ 30%		
1109. FL Form 9 to Olympia Title - \$134.50			
1110. ALTA 8.1 and 4 to Olympia Title -\$100.00			
1111. Municipal Lien Search to Olympia Title			225.00
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges	(from GFE #7)	283.60	
1202. Deed \$ 27.00 Mortgage \$ 256.6 Releases \$50.00			50.00
1203. Transfer taxes	(from GFE #8)	1,321.62	
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. Intan Tax \$480.57 Deed \$1,743.00 Mortgage \$841.05			1,743.00
1206.			
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for	(from GFE #6)	472.00	
1302. Flood Life of Loan - XYZ Lending Corp.	\$ 78		
1303. Tax Service Fee to XYZ Lending Corp.	\$ 19		
1304. Survey to ZYX Survey - \$375.00			
1305. Estoppel Fee to Condominium Association			325.00
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		13,763.31	18,503.00



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<b>Comparison of Good Faith Estimate (GFE) and HUD-1 Charges</b>		<b>Good Faith</b>	<b>HUD-1</b>
<b>Charges That Cannot Increase</b>	<b>HUD-1 Line Number</b>		
Our origination charge	# 801	2,402.85	2,402.85
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803	2,402.85	2,402.85
Transfer taxes	#1203	1,321.62	1,321.62

<b>Charges That in Total Cannot Increase More Than 10%</b>		<b>Good Faith</b>	<b>HUD-1</b>
Government recording charges	#1201	293.50	283.60
Required Services that we select			
Required Services that you can shop for	#1301	425.00	472.00
<b>Total</b>		<b>718.50</b>	<b>755.60</b>
<b>Increase between GFE and HUD-1 Charges</b>		<b>\$ 37.10</b> or <b>5.16 %</b>	

<b>Charges That Can Change</b>		<b>Good Faith</b>	<b>HUD-1</b>
Initial deposit for your escrow account	#1001	1,587.21	1,018.63
Daily interest charges	# 901 \$ 45.36 / day	725.76	136.11
Homeowner's insurance	# 903	2,500.00	2,435.00
Title Services and Lenders Title Insurance	#1101	2,337.43	2,229.50

### Loan Terms

Your initial loan amount is	\$ 240,285.00
Your loan term is	30 years
Your initial interest rate is	6.9 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 2144.25 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input checked="" 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, in 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 \$ 738.09 that results in a total initial monthly amount owed of \$ 2144.25 . 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 checked="" type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/>



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Charges and Loan Terms listed on this form, please contact your lender.