HUD1 Settlement Statement Estimate



RESIDENTIAL PROPERTY

LOCATED AT:

500 Seashore Drive
Wilmington, NC 28411

Berliner and Finn Real Estate
Specialists in Residential Real Estate
2038 Oleander Drive Wilmington, NC 28403
Phone: 910-202-1600 Fax: 910-202-1900
Email: david@multiform.com

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HUD-1 Settlement Statement ESTIMATE

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins.	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
4. ☐ VA 5. ☐ Conv. Ins.			

C. Note: This Estimate is furnished only to give you an estimate of potential settlement costs, for educational purposes only. Items marked "(POC)" would be expected to be paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower/Buyer:	E. Name and Address of Seller:	F. Name and Address of Lender:
	Laura and Paul Williams 500 Seashore Drive Wilmington, NC 28411	

G. Property Location:	H. Settlement Agent:	I. Settlement Date:
500 Seashore Drive Wilmington, NC 28411	Place of Settlement:	

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	185000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	3842.00
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 10/01/11 to 10/31/11	94.44
107. County taxes 10/01/11 to 12/31/11	252.05
108. Assessments to	
109. NOA Street paving	126.03
110.	
111.	
112.	
120. Gross Amount Due from Borrower	189314.52
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new/loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Fuel in UST	60.00
209. Golf Membership	400.00
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	460.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	189314.52
302. Less amounts paid by/for borrower (line 220)	460.00
303. Cash ☒ From ☐ To Borrower	188854.52

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	185000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 10/01/11 to 10/31/11	94.44
407. County taxes 10/01/11 to 12/31/11	252.05
408. Assessments to	
409. NOA Street paving	126.03
410.	
411.	
412.	
420. Gross Amount Due to Seller	185472.52
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	10175.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	200000.00
505. Payoff of second mortgage loan	25000.00
506.	
507.	
508. Fuel in UST	60.00
509. Golf Membership	400.00
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	235635.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	185472.52
602. Less reductions in amount due seller (line 520)	235635.00
603. Cash ☐ To ☒ From Seller	-50162.48

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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. $ 4500.00 to Lucas and Associates REALTORS		
702. $ 4500.00 to not yet determined		
703. Commission paid at settlement Total commission paid by seller		9000.00
704.		
800. Items Payable in Connection with Loan		
801. Our origination charge $ (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen $ (from GFE #2)		
803. Your adjusted origination charges (from GFE A)		
804. Appraisal fee to (from GFE #3)		
805. Credit report to (from GFE #3)		
806. Tax service to (from GFE #3)		
807. Flood certification to (from GFE #3)		
808.		
809.		
810.		
811.		
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 01/01/11 to 06/30/11 @ $ 20.00/day (from GFE #10)	3620.00	
902. Mortgage insurance premium for months to (from GFE # 3)		
903. Homeowner's insurance for years to (from GFE #11)		
904.		
905.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account (from GFE # 9)	222.00	
1002. Homeowner's Insurance 2 months @ $ 111.00 per month $	222.00	
1003. Mortgage insurance months @ $ per month $		
1004. Property taxes months @ $ per month $		
1005. months @ $ per month $		
1006. months @ $ per month $		
1007. Aggregate Adjustments -$		
1100. Title Charges		
1101. Title services and lender's title insurance (from GFE # 4)		
1102. Settlement or closing fee Deed Prep $		150.00
1103. Owner's title insurance (from GFE # 5)		
1104. Lender's title insurance $		
1105. Lender's title policy limit $		
1106. Owner's title policy limit $		
1107. Agent's portion of the total title insurance premium to $		
1108. Underwriter's portion of the total title insurance premium to $		
1109.		
1110.		
1111.		
1200. Government Recording and Transfer Charges		
1201. Government recording charges (from GFE # 7)		
1202. Deed $ Mortgage $ Releases $ $		
1203. Transfer taxes (from GFE # 8)		
1204. City/County tax/stamps Deed $ Mortgage $ $		925.00
1205. State tax/stamps Deed $ Mortgage $ $		
1206.		
1207.		
1300. Additional Settlement Charges		
1301. Required services that you can shop for (from GFE # 6)		
1302.		100.00
1303.		
1304.		
1305.		
1306.		
1307.		
1308.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	3842.00	10175.00

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