



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

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

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

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	
700. Total Real Estate Broker Fees		401 EAST LAS OLAS BLVD, STE 1400, FORT LAUDERDALE, FL 33301	
Based on price \$ 249,000.00 @ 6 % = 14,940.00		PHONE: (954) 695-7598	
Division of commission (line 700) as follows:		FAX: (954) 862-5938	
701. \$ 7,470.00	to Acme Real Estate	Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
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
800. Items Payable in Connection with Loan			
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.			
900. Items Required by Lender to be Paid in Advance			
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			
1000. Reserves Deposited With Lender			
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		
1100. Title Charges			
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
1200. Government Recording and Transfer Charges			
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.			
1300. Additional Settlement Charges			
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
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		13,763.31	18,503.00



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TOLL FREE: (888) 412-5674

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith	HUD-1
Charges That Cannot Increase			
	HUD-1 Line Number		
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

Charges That in Total Cannot Increase More Than 10%		Good Faith	HUD-1
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
	Total	718.50	755.60
	Increase between GFE and HUD-1 Charges	\$ 37.10	or 5.16 %

Charges That Can Change		Good Faith	HUD-1
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"/> <input type="checkbox"/>



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