



A. Settlement Statement (HUD-1)

B. Type of Loan

1.. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv.Unins. 4.. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.	6. File Number: 10B _____	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 and Address of Borrower	E. Name and Address of Seller	F. Name and Address of Lender
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G. Property Location:	H. Settlement Agent: MCLAIN & MERRITT, P.C. Place of Settlement: 3445 PEACHTREE ROAD, SUITE 500 ATLANTA, GA 30326	I.. Settlement Date:
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J. Summary of BUYERS NAMES Transaction	K. Summary of SELLER'S NAMES Transaction
100. Gross amount due from BUYER	400. Gross amount due to SELLER
101. Contract sales price SALES PRICE	401. Contract sales price SALES PRICE
102. Personal property	402. Personal property
103. Settlement charges to BUYER (line 1400) LINE 1400	403.
104.	404.
105.	405.
Adjustments for items paid by SELLER in advance	Adjustments for items paid by SELLER in advance
106. CITY TAXES _____ to _____	406. CITY TAXES _____ to _____
107. COUNTY TAXES _____ to _____	407. COUNTY TAXES _____ to _____
108. ASSESSMENTS _____ to _____	408. ASSESSMENTS _____ to _____
109.	409.
110.	410.
111.	411.
112.	412.
120. Gross Amount Due from BUYER	420. Gross Amount Due to SELLER
200. Amounts Paid by or in Behalf of BUYER	500. Reductions in Amount Due SELLER
201.	501. Excess deposit (see instructions)
202. Principal amount of new loan(s)	502. Settlement charges to seller (line 1400) LINE 1400
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204.	504. Payoff of first mortgage loan
205.	505. Payoff of second mortgage loan
206.	506.
207. Seller Pd Closing Costs will be credited on this line	507. Seller pd Closing Costs will be debited on this line
208. (no more Seller paid closing costs on 2nd page)	508. (no more Seller paid closing costs on 2nd page)
209.	509.
Adjustments for items unpaid by SELLER	Adjustments for items unpaid by SELLER
210. CITY TAXES _____ to _____	510. CITY TAXES _____ to _____
211. CITY TAXES _____ to _____	511. COUNTY TAXES _____ to _____
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 BUYER	520. Total reduction amount due SELLER
300. Cash at Settlement from/to BUYER:	600. Cash at settlement to/from SELLER:
301. Gross Amount due from BUYER (line 120)	601. Gross amount due to SELLER (line 420)
302. Less amounts paid by/for BUYER (line 220)	602. Less reductions due SELLER (line 520)
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To BUYER	603. Cash <input type="checkbox"/> From <input type="checkbox"/> To Seller

L. Settlement Charges					*****NO P.O.C.'s*****			
700. Total Real Estate Broker Fees							PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
<i>Division of Commission (line 700) as Follows:</i>								
701.	\$	to						
702.	\$	to						
703. Commission paid at settlement								
704.		to						
800. Items payable in connection with Loan								
801.								
802.	\$							
803.								
804.		to						
805.		to						
806.		to						
807.		to						
808.		to						
809.		to						
810.		to						
811.		to						
Title Charges								
901.		to	at \$	/day				
902.			months to					
903.			years to					
904.			years to					
905.		to						
1000. Reserves Deposited With Lender								
1001.								
1002.			@	per	\$			
1003.			@	per	\$			
1004.					\$			
			CITY	@	per			
			COUNTY	@	per			
1005.			@	per	\$			
1006.			@	per	\$			
1007.			@	per	\$			
1008.			@		\$			
1100. Title Charges								
1101.								
1102.		to			\$			
1103.		to						
1104.		to			\$			
1105.	\$							
1106.	\$							
1107.	\$					End: \$		
1108.	\$					End: \$		
1109.								
1110.								
1111.		to			\$			
1112.		to			\$			
1113.		to			\$			
1114.		to			\$			
1115.		to			\$			
1116.		to			\$			
1117.		to			\$			
1118.		to			\$			
1200. Government Recording and Transfer Charges								
1201.								
1202.	\$		Mortgage	\$		Releases	\$	
1203.								
1204.				\$			\$	
1205.				\$			\$	
1206.		to			\$		\$	
1207.		to			\$		\$	
1300. Additional Settlement Charges								
1301.								
1302.		to			\$			
1303.		to			\$			
1304.		to						
1305.		to						
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)								

FIXED FEE

FIXED FEE

FIXED FEE

10% tolerance bucket

10% tolerance bucket (if on Lender's List)

Survey cost (if required to issue title ins)

10% tolerance bucket (if on Lender's List)

FIXED FEE

FIXED FEE

10% tolerance bucket (if on Lender's List)

