



ESCROW

HUD-1...HOW TO?

The purpose of the HUD-1 Settlement Statement is to provide an accounting of all debits, credits, fees and charges in connection with the closing of a real estate transaction. However, we realize sorting through all of the details can be an overwhelming process, and we hope this will help provide a more clear picture of this form.

Should you have more questions or would like one of our Escrow Closing Team members to review your specific HUD-1 Settlement Statement feel free to contact us. Please have your Rainier Title & Escrow Order number available when you call for easier reference.



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A. Settlement Statement (HUD-1)

B. Type of Loan
1. FHA 2. RHS 3. Conventional
4. VA 5. Other

C. Note:
Buyer/Borrower Information, Seller Information, Your new Lender's Information, Anticipated closing date.

D. Name & Address of Buyer/Borrower: HOMER JAY SIMPSON AND MARGJORIE BOUVIER SIMPSON, 742 EVERGREEN TERRACE, SPRINGFIELD, WA 98032

E. Name & Address of Seller: HANK RUTHERFORD HILL AND MARGARET PLATTER HILL, 5555 TEST STREET, KENT, WA 98032

F. Name & Address of Lender: RAINIER TITLE, LLC - KENT, 841 CENTRAL AVENUE N, SUITE C-215, KENT, WA 98032

G. Property Location: 1234 ARLEN TEXAS STREET COURT EAST, KENT, WA 98032

H. Settlement Date: 841 CENTRAL AVENUE N, SUITE C-215, KENT, WA 98032

I. Settlement Code: Office location of Escrow Company

J. Summary of Borrower's Transaction
100. Gross Amount Due From Borrower
101. Contract sales price
102. Personal Property
103. Settlement Charges to Borrower (line 1400)
104.
105.
106. Adjustments to be paid by Borrower at closing
107. City/County
108. Assessments
109.
110.
111.
112.

K. Summary of Seller's Transaction
200. Gross Amount Due To Seller
201. Contract sales price
202. Personal Property
203.
204.
205.
206. Adjustments to be paid by Seller at closing
207. City/County
208. Assessments
209.
210.
211.
212.

L. Summary of Buyer's Transaction
300. Cash At Settlement From Buyer
301. Gross Amount Due From Borrower (line 120)
302. Less Amounts Paid By/Borrower (line 220)
303. Cash From To Borrower \$0.00

M. Summary of Seller's Transaction
400. Cash At Settlement To/Borrower
401. Gross Amount Due To Seller (line 220)
402. Less Deduction in Amt. Due To Seller (line 520)
403. Cash To From Seller

Settlement Charge	Division of Commission (line 700) as follows:	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees			
701.			
702.			
703. Commission paid at Settlement			
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 #1)		
804. Appraisal Fee	(from GFE #3)		
805. Credit Report	(from GFE #3)		
806. Tax service to	(from GFE #3)		
807. Flood Certification to	(from GFE #3)		
900. Items Required By Lender To Be Paid In Advance			
901. Interest	(from GFE #10)		
902. Mortgage Insurance Premium	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
1000. Reserves Deposited With			
1001. Initial deposit for your second mortgage	(from GFE #1)		
1002. Homeowner's insurance, escrow	(from GFE #1)		
1003. Mortgage insurance months @ per month	(from GFE #1)		
1004. Property taxes: months @ \$ per month	(from GFE #1)		
1007. Aggregate Adjustment	(from GFE #1)		
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)		
1102. Settlement or closing fee to Rainier Title, LLC - Kent	(from GFE #5)		
1103. Owner's title insurance to	(from GFE #5)		
1104. Lender's title insurance to	(from GFE #5)		
1105. Lender's title policy limit	(from GFE #5)		
1106. Owner's title policy limit	(from GFE #5)		
1107. Agent's portion of the total title insurance premium to Rainier Title, LLC	(from GFE #5)		
1108. Underwriter's portion of the total title insurance premium to Stewart Title Guaranty Company	(from GFE #5)		
1109. Reconveyance Fee	(from GFE #5)		
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)		
1202. Deed & Mortgage & Release	(from GFE #7)		
1203. Transfer taxes	(from GFE #7)		
1204. City/County backstamps: Deed & Mortgage	(from GFE #7)		
1205. State tax stamps: Deed & Mortgage	(from GFE #7)		
1206. Excise Technology Fee to King County	(from GFE #7)		
1300. Additional Settlement Charges			
1301. Required services that you can shop	(from GFE #8)		
1400. Total Settlement Charges (enter only)			\$0.00

Amount necessary from Buyer for closing or refund to Buyer at closing. Seller Proceeds or amount necessary from Seller for closing.

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to place your next Title or Escrow order!

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Your Success!**

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