

## SETTLEMENT COST ESTIMATOR

Line Number HUD-1 Settlement Statement	Amount	Description and Explanation
<b>CHARGES</b>		
101		<b>Purchase Price</b>
105		<b>Condominium/Homeowners Association Dues</b> - One to three months.
107		<b>Property Tax Adjustment</b> - Reimbursement to the Seller for taxes which have been paid in advance. The normal tax year runs from July 1 through June 30. If you settle on January 10, you will reimburse the Seller for taxes from January 10 through June 30.
801, 802		<b>Loan Fees</b> (points) - Loan Origination Fee, Discount Fee, Points, Buydown Subsidy. One point equals one percent of the loan amount. May include lines 805 - 811.
803		<b>Appraisal Fee</b> - Usually paid outside closing to the Lender at time of application.
804		<b>Credit Report Fee</b> - Usually paid outside closing to the Lender at time of application.
805-811		<b>Lender Fees</b> - Consult with your lender. Fees can include Document Preparation, Underwriting Fee, Flood Certification, Inspection Fee and Tax Service Fee.
901		<b>Interest Adjustment</b> - This amount will vary depending on the settlement date. Interest is charged on the new loan amount from the date of settlement through the last day of the month.
902		<b>Mortgage Ins. Premium</b> - Consult your Lender for the exact amount. Depending on loan type, this amount will vary between one(1) month of mortgage insurance to 2.25% of the loan.
903		<b>Hazard Ins. Premium</b> - Usually paid to insurance agent outside closing, in advance of settlement. Not applicable for a condominium.
1001-1005		<b>Escrow Items: Property Taxes, Hazard Insurance, Mortgage Insurance</b> - The Lender will usually collect two months of hazard and mortgage insurance. For property taxes, a sufficient amount will be held so that the Lender will have enough money to pay the tax bill when due.
1101	\$799.00	<b>Title Services Fee</b> to Village Settlements, Inc. Includes lines 1101, 1102, 1103, 1104, and courier fees.
1102		<b>Title Abstract</b> - The cost of the search through the Land Records to verify the status of title. (Approximately \$165-\$195)
1103		<b>Title Examination</b> - Attorney review of the title abstract.
1104		<b>Title Binder Fee</b> - Preparation of preliminary commitment for title insurance policy.
1108		<b>Title Insurance</b> - Lenders and Owners coverage is calculated at the rate of \$4.67/\$1,000 of consideration paid, plus \$50.00.
1201	\$40.00	<b>Recording Deed</b> - Courthouse fee for recording Deed.
1201	\$40.00	<b>Recording Deed of Trust</b> - Courthouse fee for recording Deed of Trust.
1202		<b>County Transfer Tax</b> - County Transfer Tax varies by county. Montgomery County charges 1% of the sales price; Prince George's County charges 1.4% of the sales price. Certain exemptions and discounts apply. Please call our office for the latest exemption and/or discounts.
1203		<b>State Transfer Tax</b> - The State charges a 1/2% transfer tax. First Time Maryland Homebuyers are exempt from the State Transfer Tax.
1204		<b>State Revenue Stamps</b> - Varies by county. Based on the sales price (or loan amount, if higher). Montgomery County charges \$6.90/\$1,000, Prince George's County charges \$4.40/\$1,000, and Frederick County charges \$12/\$1,000.
1303	\$160-\$200	<b>House Location Survey</b> - The Builder will provide the survey at a cost ranging from \$100 to \$350. On a resale, the cost is usually \$180 for a house location survey.
1304		<b>Other</b> - Other costs include courier charges (\$35 - \$90), extra overnight service, preparation of Power of Attorney, termite inspection.
120		<b>Add all the above charges for Purchaser's total settlement charges.</b>
<b>CREDITS</b>		
201		<b>Deposit</b> - The deposit is normally held by the Builder. For a resale, one of the Brokers will hold the deposit. Village Settlements, Inc. will also hold the deposit, if requested.
202, 203		<b>First Mortgage and Second Mortgage</b> - This is the loan amount(s).
207		<b>Other Closing Cost Credits</b> - (i.e., Builder Allowance, Lender Allowance, Closing Cost Credit) See Contract for Builder/Seller allowance. Contact Lender for amount of Lender credit, if any.
220		<b>Add all of the above credits for total credits.</b>
<b>FUNDS NEEDED FOR SETTLEMENT</b>		
1		<b>Add up all of the settlement charges</b> (line 120 of the Settlement Sheet). Items which have been paid in advance should not be included, such as the pre-paid appraisal fee and credit report.
2		<b>Add up all the credits</b> (line 220 of the Settlement Sheet).
3		<b>Subtract Item 2 from Item 1</b> - This is the amount which the Purchaser should be prepared to bring to settlement, in the form of a <b>cashier's or certified check, payable to "Village Settlements, Inc."</b> Purchasers are encouraged to call any of our attorneys for an explanation of the above charges.