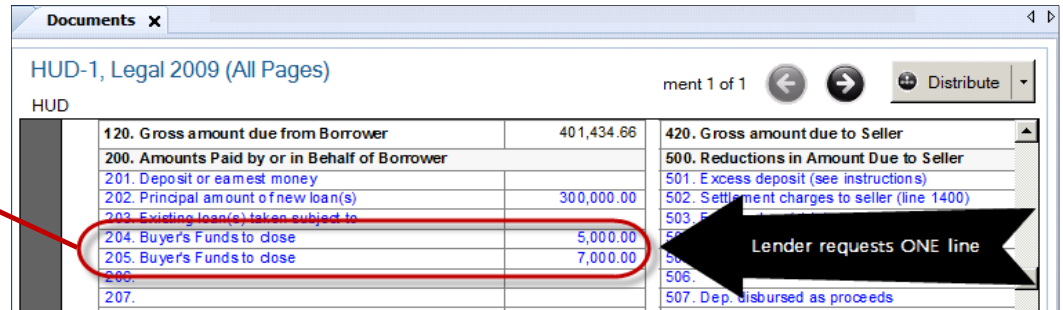


Showing Multiple Buyer Deposits on One Line on the HUD-1

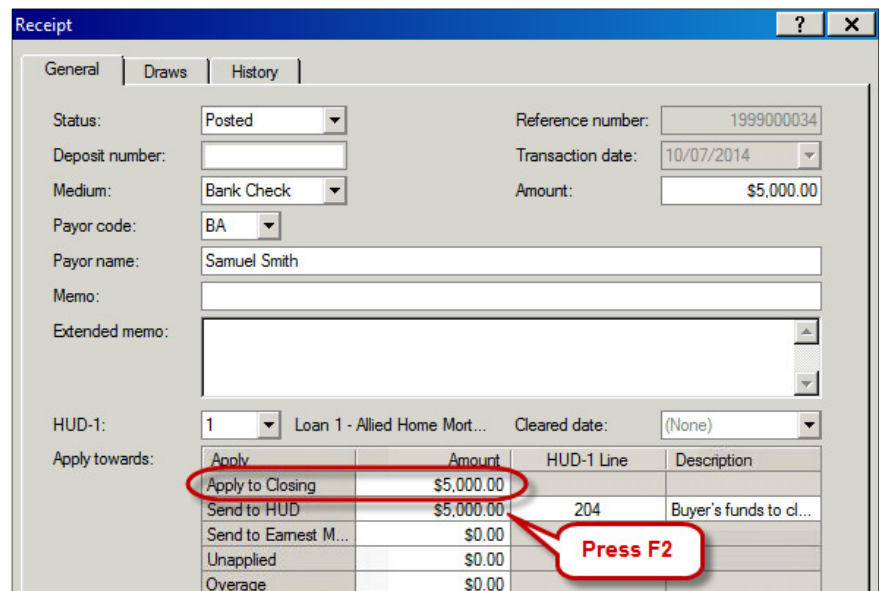
Follow these steps if the lender requests you show multiple Buyer deposits on one HUD-1 line as a lump sum.

In our example, the Buyer has already posted two deposits.



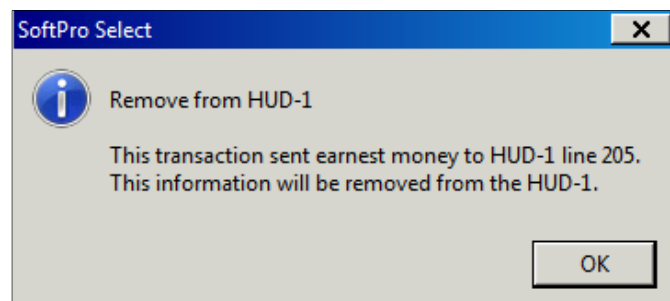
HUD	
120. Gross amount due from Borrower	401,434.66
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	300,000.00
203. Existing loan(s) taken subject to	
204. Buyer's Funds to close	5,000.00
205. Buyer's Funds to close	7,000.00
206.	
207.	
420. Gross amount due to Seller	
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503.	
504.	
505.	
506.	
507. Dep. disbursed as proceeds	

1. Click the **Register** icon
2. For each deposit, move the funds to Apply to Closing
 - a) Double-click the deposit
 - b) In the **Apply towards** grid, in the **Apply to Closing Amount** field, enter the amount of the deposit
 - c) In the **Send to HUD Amount** field, press the **F2** key to clear the amount; click **OK**



Apply towards	Amount	HUD-1 Line	Description
Apply to Closing	\$5,000.00		
Send to HUD	\$5,000.00	204	Buyer's funds to cl...
Send to Earnest M...	\$0.00		
Unapplied	\$0.00		
Overage	\$0.00		

- d) In the **Remove from HUD-1** pop-up, click **OK**

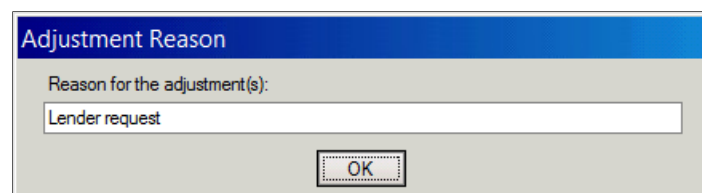


Remove from HUD-1

This transaction sent earnest money to HUD-1 line 205.
This information will be removed from the HUD-1.

OK

- e) In the **Adjustment Reason** window, enter the reason; click **OK**




Adjustment Reason

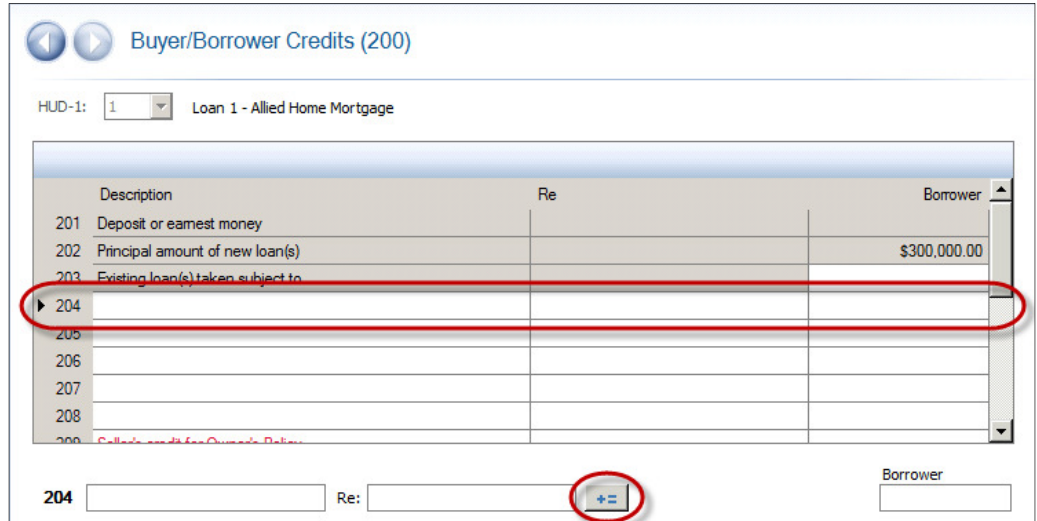
Reason for the adjustment(s):

Lender request

OK

Showing Multiple Buyer Deposits on One Line on the HUD-1


3. Repeat Step 2 for each deposit
4. Navigate to the **Buyer/Borrower Credits (200)** screen
5. Highlight **Line 204**
6. Click the **Additional Charges**  icon




Buyer/Borrower Credits (200)

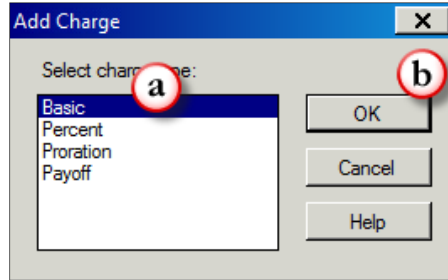
HUD-1: 1 Loan 1 - Allied Home Mortgage

Description	Re	Borrower
201 Deposit or earnest money		
202 Principal amount of new loan(s)		\$300,000.00
203 Existing loan(s) taken subject to		
204		
205		
206		
207		
208		
209		

204 Re:  Borrower

7. Add each deposit

- a) Click the **Add Charge**  icon
- b) Select **Basic**; click **OK**



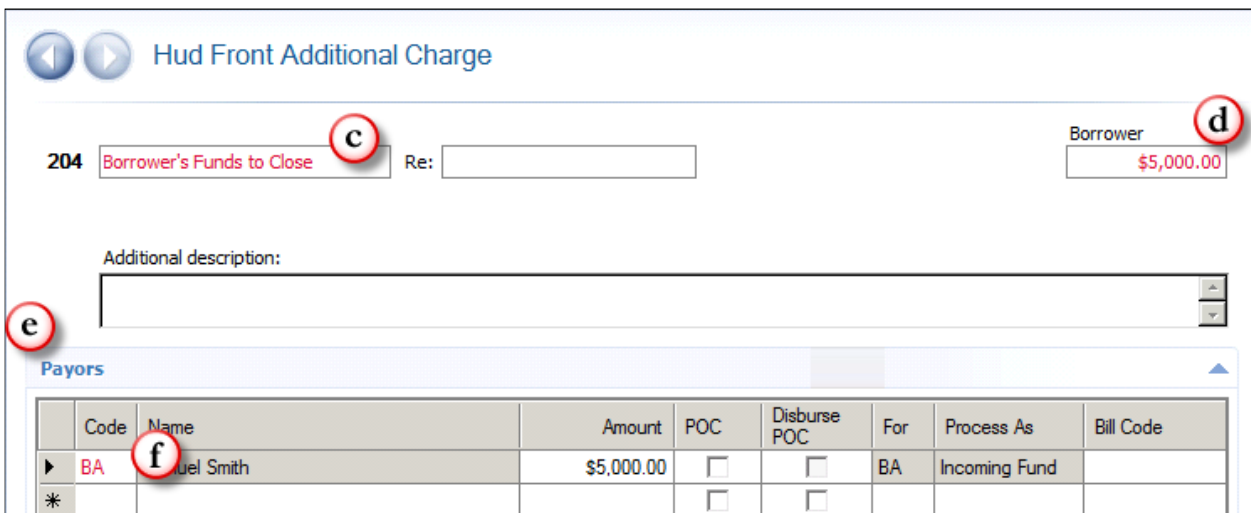
Add Charge

Select charge type:

Basic
Percent
Proration
Payoff

OK
Cancel
Help

- c) Enter the **Description**
- d) Enter the amount
- e) Expand the **Payors** grid
- f) In the **Code** dropdown, select **BA-All Buyers** (since the individual deposit is no longer shown on the HUD-1)



Hud Front Additional Charge

204 **Borrower's Funds to Close** Re: Borrower \$5,000.00

Additional description:

Payors

Code	Name	Amount	POC	Disburse POC	For	Process As	Bill Code
BA	Fuel Smith	\$5,000.00	<input type="checkbox"/>	<input type="checkbox"/>	BA	Incoming Fund	
*			<input type="checkbox"/>	<input type="checkbox"/>			

8. Repeat Step 7 for each deposit
9. After all deposits have been added, press the **Esc** key to return to the **Buyer/Borrower Credits (200)** screen

Showing Multiple Buyer Deposits on One Line on the HUD-1

10. On **Line 204**, overwrite the "See additional..." verbiage to "Borrower's funds to close"; press the **Tab** key

Description	Re	Borrower
201 Deposit or earnest money		
202 Principal amount of new loan(s)		\$300,000.00
203 Existing loan(s) taken subject to		
▶ 204 See additional 204 items		\$12,000.00
205		
206		

Description	Re	Borrower
201 Deposit or earnest money		
202 Principal amount of new loan(s)		\$300,000.00
203 Existing loan(s) taken subject to		
▶ 204 Borrower's Funds to Close		\$12,000.00
205		
206		

On the HUD-1 Statement, Line 204 appears as a lump sum with a breakdown of each deposit on the HUD-1, Page 4.

Documents x		HUD-1, Legal 2009 (All Pages)		Document 1 of 1		Distribute	
HUD							
200. Amounts Paid by or in Behalf of Borrower				500. Reductions in Amount Due to Seller			
201. Deposit or earnest money				501. Excess deposit (see instructions)			
202. Principal amount of new loan(s) 300,000.00				502. Settlement charges to seller (line 1400)			
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204. Borrower's Funds to Close 12,000.00				504. Payoff of first mortgage loan			
205.				505. Payoff of second mortgage loan			
206.				506.			
207.				507.			

Documents x		HUD-1, Legal 2009 (All Pages)		Document 1 of 1		Distribute	
HUD							
Additional Disbursements							
Description		Borrower		Seller			
Line Detail -							
Borrower's Funds to Close		-5,000.00					
Borrower's Funds to Close		-7,000.00					
Line 204 Total:		-12,000.00					