

Showing the Owner's Policy Charges on the 2010 HUD-1

The Owner's policy and endorsement premium should be shown as an **In Column** charge to the Buyer/Borrower, even if it is not listed on the Lender's GFE for purchase transactions. If the Seller is paying for the Owner's policy and endorsement premium you need to show this as a credit/debit on the front of the HUD-1.

NOTE: If the Seller is paying for multiple Borrower charges, the Owner's policy and endorsement premium must be shown as one credit with another credit for the total of the other Seller-paid items. This credit can be shown anywhere in the 204-209/504-509 section of the HUD-1. (Example in the screen shot below.)

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Seller credits for Buyer/Borrower closing costs and Owner's title policy with endorsement premium.

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)	55,000.00	502. Settlement charges to seller (line 1400)	75.00
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 credit to Buyer for Closing Costs	1,000.00	507. Seller credit to Buyer for Closing Costs	1,000.00
208. Seller credit to Buyer for Owner's Title Policy	1,350.00	508. Seller credit to Buyer for Owner's Title Policy	1,350.00
209.		509.	

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Owner's title insurance and endorsement premium on Line 1103 charged **In Column** to the Buyer/Borrower.

1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	100.00	
1102. Settlement or closing fee	Abstract or Title Search		75.00
1103. Owner's title insurance	(from GFE #5)	1,350.00	
1104. Lender's title insurance	\$100.00		
1105. Lender's title policy limit	\$55,000.00		
1106. Owner's title policy limit	\$500,000.00		
1107. Agent's portion of the total title insurance premium	\$1,450.00		
1108. Underwriter's portion of the total title insurance premium			

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If the Lender does not show the Owner's policy and endorsement premium on the GFE, show it as a Category 3 item with a Good Faith Estimate amount of \$0.00.

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001	0.00	0.00
Daily interest charges	# 901 \$ /day	0.00	0.00
Homeowner's insurance	# 903	675.00	675.00
Owner's title insurance	# 1103	0.00	1,350.00

If you have any questions concerning this, please contact Escrow Administration at Settlement@FNF.com.