

**HUD-1: Preforeclosure Sale Program (PFS) Settlement Statement
 Allowable vs. Disallowable - Paid from Seller's Funds at PFS Settlement
 Revised - June 28, 2011**

<i>Clarification of Mortgage Letter 2008-43 - Including but not limited to both Allowable and Disallowable Costs as noted below.</i>			
ALLOWABLE COSTS	DISALLOWABLE COSTS	DISALLOWABLE COSTS	DISALLOWABLE COSTS
CALIFORNIA Only - Hazard Disclosure	Administration Fees	State Regulatory Fee	
Closing Fee	Application Fee	Tax Search	
County Taxes	Attorney fees, EXCEPT in states that require an attorney to close the transaction.	Tax Service Fee	
Grantors Tax	Broker Administrative Fee	Tracking Fees	
Lien Search	Buyer's - Appraisal	Underwriting Fee	
Local/State Transfer Tax Stamps	Conveyance Fees	And Other Fees Commonly Classified as JUNK Fees	
Natural Hazard Disclosure Fee	Courier Fees		
Outstanding Partial Claim Amount	Credit Report		
Owner's Title Insurance	Discount Points for Loan Fees for Non FHA Sale		
Property Tax	Document Preparation Fees		
Real Estates Taxes to Closing Date	Escrow Fees		
Sales Commission = 10 or < 6%	Flood Certificate Fee		
Seller Consideration of \$1,000 within 90 days, \$2,500 for Discharge of Junior Liens	Hazard Insurance Premiums		
Seller Consideration of \$750 after 90 days, \$2,250 for Discharge of Junior Liens	Home Warranty		
Seller's Cost of Title Search	Lender's Title Insurance		
STATE REQUIRED - Excise Tax	Lien Release Fee		
Survey	Loan Origination Fees		
Tax Certificate	Mail Fees		
Tax Stamps	Notary Fees		
TIEFF Fee	Option Fees		
Title Examination and Title Insurance	Pest Inspection		
Unpaid Homeowner's Association Dues	Processing Fees		
Unpaid Utilities	Recording Fees		
Up to 1% of Buyer's First Mortgage Amount if FHA Buyer	Repair Reimbursements or Allowances		
Wire Fee	Reporting Fees		