Quick Reference Card

Curing Tolerance for Transfer Taxes

Overview

When transfer taxes are quoted higher than the actual transfer tax amount at closing, you can enter the difference between the quoted and actual amount to reflect credit given for the taxes to cure the tolerance in the Charges That Cannot Change section.

In this example, the City/County tax/stamps were quoted as \$1,040.00 on the Good Faith Estimate. However, the actual amount paid at closing was \$880.00.

Use the following steps to reflect the credit given for the tax to cure the tolerance.

HUD Line 1204

- 1. From the 2010 HUD Settlement Statement, open the HUD Line 1204 detail screen.
- 2. In the **Deed Line Amount** field, type \$1,040.00 as the quoted amount of the city/county transfer tax.

ity/County Ta	ax/Stamps							1	5
10								Jump	
Line Number	-								
124	Include in HUU La	e 1203							
Deed Amount			Total Eax Sta	10 Amos	n# 0				
Bandling Amount									
\$1.040.00									
Deed Buser Amount	Deed Ealer Amount								
\$1.040.00	E0.00								
Mostsage Amount									
\$519 920 00									
Motosor Line Amount									
\$0.00									
Motoage Buyer Amount	Mongage Seller Amou	rit.							
\$0.00	\$0.00								
Payee Code	Payee Name								
	Property/into Corporate	on	~	a 1	≤				
POC Amount	POC By								
\$0.00			~	9 E	POC on 8	lehalt of Borrow	er i		
HUD Line Description		Additional HUD I	Line Description	Ce	ing States	nent Description			
Dity/County tax/stamps				De	ed \$1,040	00 to Propertyl	Into Corporation		
HUD Line Preview									
1201. Government record	ing charges		(from OFE	7)		-	\$367.00		
1202 Deed \$120.00 More 1203 Transfer Laves	gage \$171.50 Haleases \$	08.80	(hum tiff)	10		-			
The second second second			Course of F		_	-			

3. Click Save & Exit.

The City/County tax/stamp amount is included on HUD Line 1203 for Transfer Taxes. The details of City/County tax/stamp print outside the column.

Blank HUD Line

Use a blank HUD Line to enter the difference between the quoted and actual amount of City/County tax/stamps paid at closing and a brief description.

- 1. Highlight a HUD Line in the 1200 section and click the **Insert HUD** Line button. A blank HUD Lines displays.
- 2. Open the blank HUD Line detail screen.
- 3. From the Screen Type list, verify the Tax Stamps option is selected.
- 4. In the **Deed Line Amount** field, type a negative \$160.00.
- 5. In the **HUD Line Description** field, type a negative \$160.00 and a brief description of the credit given for the tax to cure the tolerance. Do not enter a Payee Name.

Line Number		Science Turne				
1206	Include in HUD Line 1200	Tax Stamps		~		
Deed Amount	Additional Tax on Deed	Te	stal Tax Stamp A	mount		
\$649,900.00	~		(\$1	60.00)		
Deed Line Amount						
(\$160.00)						
Deed Buyer Amount	Deed Seller Amount					
(\$160.00)	\$0.00					
Motozor Amount	Additional Tax on Mortgage					
\$519,920.00						
Mortgage Line Amount						
\$0.00						
Motoace Ruser Amount	Mostsage Seller Amount					
\$0.00	\$0.00					
Pavee Code	Paure Name					
			VR			
POC Amount	POC By					
\$0.00			VN	POC on Beha	If of Bonower	
HUD Line Description				Charles Chateman	Dennisting	
#100 Line Description	who Y and Stamma			Closing statement	Churchpion	
HILL on Newsyn	any rav stangs			1100.00 0100 100	cap courry new stamps	
1201. Government record	ing changer		(hum 0/E #7)		\$397.00	
1202. Deed \$129.00 Mod	gage \$171.50 Releases \$90.50		\$387.00			
1203. Transfer taxes		(from 0FE #2)			\$7,249.30	
1204. City/County taulitamps Deed \$1,040.00		\$1,040.00				
1205. State taxistamps De	ed \$4,549.30 Mirdgage \$1,820.00		\$0,309.30			

6. Click Save & Exit.

The net amount of Transfer Taxes then prints on HUD Line 1203.

1203. Transfer taxes	(from GFE #8)	\$880.00	
1204. City/County tax/stamps Deed \$1,040.00	\$1,040.00		
1205. State tax/stamps			
1206. \$160.00 credit for City/County Tax/Stamps	(\$160.00)		

Notes

