



**A. Settlement Statement (HUD-1)**  
FINAL

<b>B. Type of Loan</b>			6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	AN22232	CASH	
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower:		E. Name & Address of Seller:		F. Name & Address of Lender:	
G. Property Location: SOUTHWEST MARLOW STREET LEESBURG, VA 20175 (LOUDOUN) (231-16-5207)		H. Settlement Agent Tax ID: 20-4865361 UNIVERSAL TITLE (MCLEAN) 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100 Place Of Settlement: 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100		I. Settlement Date 5/3/2017	

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due From Borrower</b>	
101. Contract sales price	\$181,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$2,262.21
104. Assignment Fee to Express Homebuyers	\$25,500.00
<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$208,784.24</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>	
201. Deposit or Earnest Money	\$20,000.00
202. Principal amount of new loan	
203. Existing loan taken subject to	
204. HOA Credit from Express Homebuyers	\$500.00
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes 1/1/2017 to 5/3/2017 @ \$200.13/Six Months	\$134.89
211. County taxes 1/1/2017 to 5/3/2017 @ \$1,262.31/Six Months	\$850.84
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid By/For Borrower</b>	<b>\$21,485.73</b>
<b>300. Cash At Settlement From/To Borrower</b>	
301. Gross Amount Due From Borrower (line 120)	\$208,784.24
302. Less Amounts Paid By/For Borrower (line 220)	\$21,485.73
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$187,298.51

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due To Seller</b>	
401. Contract sales price	\$181,000.00
402. Personal Property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due To Seller</b>	<b>\$181,000.00</b>
<b>500. Reductions in Amount Due To Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement Charges to Seller (line 1400)	\$898.27
503. Existing loan taken subject to	
504. Payoff of first mortgage loan to Bank of Clarke County	\$58,940.03
505. Payoff of second mortgage loan	
506. Earnest money retained by	
507. Disbursed as proceeds (\$20,000.00)	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes 1/1/2017 to 5/3/2017 @ \$200.13/Six Months	\$134.89
511. County taxes 1/1/2017 to 5/3/2017 @ \$1,262.31/Six Months	\$850.84
512. Assessments	
513.	
514.	
515.	
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517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>\$60,824.03</b>
<b>600. Cash At Settlement To/From Seller</b>	
601. Gross Amount Due To Seller (line 420)	\$181,000.00
602. Less Deduction in Amt. Due To Seller (line 520)	\$60,824.03
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$120,175.97