



A. Settlement Statement (HUD-1)
FINAL

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: AN21602	7. Loan Number: CASH	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
C. Note: 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: SEE SELLER ADDENDUM		F. Name & Address of Lender:	
G. Property Location: DOLSIE GROVE DRIVE LORTON, VA 22079 (FAIRFAX) (108-1-06-0003)		H. Settlement Agent: UNIVERSAL TITLE (MCLEAN) 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100 Tax ID: 20-4865361		I. Settlement Date: 5/15/2017	
		Place Of Settlement: 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100			

J. Summary of Borrower's Transaction	
100. Gross Amount Due From Borrower	
101. Contract sales price	\$270,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$7,149.70
104. Assignment Fee to IRES VA LLC	\$35,635.00
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes	
108. Assessments 5/15/2017 to 1/1/2018 @ \$175.00/Year	\$110.75
109.	
110.	
111.	
112.	
120. Gross Amount Due From Borrower	\$312,895.45
200. Amounts Paid By Or In Behalf Of Borrower	
201. Deposit or Earnest Money	\$15,000.00
202. Principal amount of new loan	
203. Existing loan taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes 1/1/2017 to 5/15/2017 @ \$1,849.18/Six	\$1,369.01
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	\$16,369.01
300. Cash At Settlement From/To Borrower	
301. Gross Amount Due From Borrower (line 120)	\$312,895.45
302. Less Amounts Paid By/For Borrower (line 220)	\$16,369.01
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$296,526.44

K. Summary of Seller's Transaction	
400. Gross Amount Due To Seller	
401. Contract sales price	\$270,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes	
408. Assessments 5/15/2017 to 1/1/2018 @ \$175.00/Year	\$110.75
409.	
410.	
411.	
412.	
420. Gross Amount Due To Seller	\$270,110.75
500. Reductions in Amount Due To Seller	
501. Excess deposit (see instructions)	
502. Settlement Charges to Seller (line 1400)	\$19,536.51
503. Existing loan taken subject to	
504. Payoff of first mortgage loan to Select Portfolio Servicing, Inc	\$175,249.69
505. Payoff of second mortgage loan	
506. Earnest money retained by	
507. Disbursed as proceeds (\$15,000.00)	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes 1/1/2017 to 5/15/2017 @ \$1,849.18/Six	\$1,369.01
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$196,155.21
600. Cash At Settlement To/From Seller	
601. Gross Amount Due To Seller (line 420)	\$270,110.75
602. Less Deduction in Amt. Due To Seller (line 520)	\$196,155.21
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$73,955.54