



# A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

**B. Type of Loan**

1.  FHA 2.  RHS 3.  Conv. Unins. 6. File Number: BE-17 4680-EX 7. Loan Number: 8. Mortgage Insurance Case Number:

4.  VA 5.  Conv. Ins.

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents 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:** \*CASH\*

**G. Property Location:** 5500 Rittenhouse Street  
Riverdale, MD 20737  
Block 9, LOTS 18 19 20

**H. Settlement Agent:** Monarch Title, Inc.  
5151 Wisconsin Avenue, NW, Suite 350, Washington, DC 20016  
Phone: 202-298-6270 - Fax: 202-298-6275

**I. Settlement Date:** 05/12/2017  
**Disbursement Date:** 05/12/2017

**Place of Settlement:** 5151 Wisconsin Avenue, NW, Suite 350, Washington, DC 20016

**TitleExpress**  
Printed 05/12/2017 at 9:41 am  
by MK

J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction			
<b>100. Gross Amount Due from Borrower</b>				<b>400. Gross Amount Due to Seller</b>			
101.	Contract sales price		130,000.00	401.	Contract sales price		130,000.00
102.	Personal property			402.	Personal property		
103.	Settlement charges to borrower (line 1400)		4,121.50	403.			
104.	Assignment Fee to IRES MD LLC		59,000.00	404.			
105.				405.			
<b>Adjustments for items paid by seller in advance</b>				<b>Adjustments for items paid by seller in advance</b>			
106.	City/town taxes	to		406.	City/town taxes	to	
107.	County taxes	05/12/2017 to 06/30/2017	496.23	407.	County taxes	05/12/2017 to 06/30/2017	496.23
108.	Assessments	to		408.	Assessments	to	
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120.	<b>Gross Amount Due from Borrower</b>		<b>193,617.73</b>	420.	<b>Gross Amount Due to Seller</b>		<b>130,496.23</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>				<b>500. Reductions In Amount Due to Seller</b>			
201.	Deposit or earnest money		20,000.00	501.	Excess deposit (see instructions)		
202.	Principal amount of new loan(s)			502.	Settlement charges to seller (line 1400)		2,092.50
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.				507.	Disbursed as proceeds (\$20,000.00)		
208.				508.			
209.				509.			
<b>Adjustments for items unpaid by seller</b>				<b>Adjustments for items unpaid by seller</b>			
210.	City/town taxes	to		510.	City/town taxes	to	
211.	County taxes	to		511.	County taxes	to	
212.	Assessments	to		512.	Assessments	to	
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220.	<b>Total Paid by/for Borrower</b>		<b>20,000.00</b>	520.	<b>Total Reduction Amount Due Seller</b>		<b>2,092.50</b>
<b>300. Cash at Settlement from/to Borrower</b>				<b>600. Cash at Settlement to/from Seller</b>			
301.	Gross amount due from borrower (line 120)		193,617.73	601.	Gross amount due to seller (line 420)		130,496.23
302.	Less amounts paid by/for borrower (line 220)		20,000.00	602.	Less reductions in amount due seller (line 520)		2,092.50
303.	Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		173,617.73	603.	Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller		128,403.73

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.