



A. Settlement Statement (HUD-1)
FINAL

B. Type of Loan				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.		AN22493	CASH	
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:		F. Name & Address of Lender:		
G. Property Location: 1ST STREET ROCKVILLE, MD 20851 (MONTGOMERY)		H. Settlement Agent Tax ID: 20-4865361	UNIVERSAL TITLE (MCLEAN) 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100	I. Settlement Date 5/31/2017		
		Place Of Settlement:	6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100			

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	\$252,112.00	401. Contract sales price	\$252,112.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 118)	\$3,238.55	403. Credit from IRES MD, LLC from Express Homebuyers	\$2,025.33
104. Assignment Fee to IRES MD, LLC	\$46,888.00	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes 5/31/2017 to 7/1/2017 @ \$480.17/Six Months	\$82.24	407. County taxes 5/31/2017 to 7/1/2017 @ \$480.17/Six Months	\$82.24
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$306,761.45	420. Gross Amount Due To Seller	\$254,219.57
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or Earnest Money	\$10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan	\$300,000.00	502. Settlement Charges to Seller (line 1400)	\$4,219.57
203. Existing loan taken subject to		503. Existing loan taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Earnest money retained by	
207.		507. Disbursed as proceeds (\$10,000.00)	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$310,000.00	520. Total Reduction Amount Due Seller	\$4,219.57
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$306,761.45	601. Gross Amount Due To Seller (line 420)	\$254,219.57
302. Less Amounts Paid By/For Borrower (line 220)	\$310,000.00	602. Less Deduction in Amt. Due To Seller (line 520)	\$4,219.57
303. Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$3,238.55	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$250,000.00