



# A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

### B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: GT-17-5085-EX	7. Loan Number:	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 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"
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G. Property Location: 3rd Street, NW Washington, DC 20011 Square 3326, Lot 0008	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
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Place of Settlement: 5151 Wisconsin Avenue, NW, Suite 350, Washington, DC 20016	TitleExpress Printed 05/11/2017 at 5:02 pm by MK
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<b>J. Summary of Borrower's Transaction</b>	<b>K. Summary of Seller's Transaction</b>
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<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract sales price	395,718.00	401. Contract sales price	395,718.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	2,305.50	403.	
<b>104. Assignment Fee to IRES DC LLC</b>	<b>64,282.00</b>	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 to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due from Borrower</b>	<b>468,305.50</b>	<b>420. Gross Amount Due to Seller</b>	<b>395,718.00</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	30,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	13,924.73
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 (\$30,000.00)	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes 04/01/2017 to 05/12/2017	247.41	510. City/town taxes 04/01/2017 to 05/12/2017	247.41
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.	
<b>220. Total Paid by/for Borrower</b>	<b>30,247.41</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>14,172.14</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)	468,305.50	601. Gross amount due to seller (line 420)	395,718.00
302. Less amounts paid by/for borrower (line 220)	30,247.41	602. Less reductions in amount due seller (line 520)	14,172.14
<b>303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>438,058.09</b>	<b>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</b>	<b>381,545.86</b>

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 required; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.