



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: AN27231 |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv. Ins. | | 7. Loan Number: CASH |
| 8. Mortgage Insurance Case Number: | | | |
| 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: 1004 KNOX PL ALEXANDRIA, VA 22304 (ALEXANDRIA CITY) | |
| H. Settlement Agent: UNIVERSAL TITLE (MCLEAN) 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100 Tax ID: 20-4665361 Place Of Settlement: 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100 | | I. Settlement Date: 1/30/2018 | |

| 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 | \$550,000.00 | 401. Contract sales price | \$550,000.00 |
| 102. Personal Property | | 402. Personal Property | |
| 103. Settlement Charges to Borrower (line 1400) | \$3,407.29 | 403. | |
| 104. Assignment fee to IRES VA LLC | \$25,000.00 | 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 | | 407. County taxes | |
| 108. Assessments | | 408. Assessments | |
| 109. | | 409. | |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |
| 120. Gross Amount Due From Borrower | \$578,467.29 | 420. Gross Amount Due To Seller | \$550,000.00 |
| 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 | | 502. Settlement Charges to Seller (line 1400) | \$2,386.30 |
| 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 HELD BY UT | |
| 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 1/1/2018 to 1/30/2018 @ \$4,657.85/Six | \$746.29 | 510. City/town taxes 1/1/2018 to 1/30/2018 @ \$4,657.85/Six | \$746.29 |
| 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 | \$10,746.29 | 520. Total Reduction Amount Due Seller | \$3,132.59 |
| 300. Cash At Settlement From/To Borrower | | 600. Cash At Settlement To/From Seller | |
| 301. Gross Amount Due From Borrower (line 120) | \$578,467.29 | 601. Gross Amount Due To Seller (line 420) | \$550,000.00 |
| 302. Less Amounts Paid By/For Borrower (line 220) | \$10,746.29 | 602. Less Deduction in Amt. Due To Seller (line 520) | \$3,132.59 |
| 303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | \$567,721.00 | 603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller | \$546,867.41 |

J.P.T.