

File No./Escrow No.: FC27347
Officer/Escrow Officer:

Universal Title (Falls Church)
103 W. Broad Street, Suite 100
Falls Church, VA 22046
(703)354-2100

Property Address: **DAVIS AVENUE**
ALEXANDRIA, VA 22302 (ALEXANDRIA CITY)

Legal Desc:

Buyer:

Seller:

Settlement Date: 1/17/2018

Seller		Description	Buyer	
P.O.C.	Debit		P.O.C.	Credit
		Deposits, Credits, Debits		
		Contract sales price	\$490,000.00	
		Deposit or Earnest Money		\$10,000.00
		Construction Hold Back to John Marshall Bank	\$90,000.00	
		Initial Advance \$386,625.00 from John Marshall Bank		
		Assignment Fee to IRES VA LLC	\$25,500.00	
		Earnest money retained by Hold By UT		
		Disbursed as proceeds (\$10,000.00)		
		Prorations		
	\$340.03	City/town taxes 1/1/2018 to 1/17/2018 @ \$3,846.54/Six Months		\$340.03
		Payoffs		
	\$108,044.85	Payoff of first mortgage loan to Wells Fargo		
		Principal: \$107,683.01		
		Interest: \$320.84		
		Charges and Fees: \$41.00		
	\$19,739.93	Payoff of second mortgage loan to Suntrust		
		Principal: \$19,580.78		
		Interest, 1/1/2018 to 1/31/2018 @\$2.92/day: \$97.15		
		Charges and Fees: \$62.00		
		New Loans		
		Principal amount of new loan		\$476,625.00
		Appraisal Fee to John Marshall Bank	\$900.00	
		Commitment fee to John Marshall Bank	\$4,766.25	
		Loan Documentation Fee to John Marshall Bank	\$175.00	
		Loan Closing Fee to John Marshall Bank	\$175.00	
		Flood certification to John Marshall Bank	\$20.00	
		Title Charges		
		Lender's coverage \$476,625.00 Premium \$1,337.90 to Universal Title (Falls Church)	\$1,337.90	
		Owner's coverage \$515,500.00 Premium \$766.50 to Universal Title (Falls Church) Basic	\$766.50	