



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 checked="" type="checkbox"/> Conv. Unins.	AN26908	33840276	
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: LEE HILL DRIVE MONROVIA, MD 21770 (FREDERICK)		H. Settlement Agent: UNIVERSAL TITLE (MCLEAN) 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100 Place Of Settlement: 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100		I. Settlement Date: 12/19/2017	

J. Summary of Borrower's Transaction	
100. Gross Amount Due From Borrower	
101. Contract sales price	\$160,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$14,500.00
104. Assignment Fee to IRES MD LLC	\$42,500.00
105. Construction Holdback to Lending Home Funding	\$49,500.00
Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes 12/19/2017 to 1/1/2018 @ \$1,536.25/Six	\$108.54
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due From Borrower	\$266,468.84
200. Amounts Paid By Or In Behalf Of Borrower	
201. Deposit or Earnest Money	\$10,000.00
202. Principal amount of new loan	\$221,600.00
203. Existing loan taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	\$231,600.00
300. Cash At Settlement From/To Borrower	
301. Gross Amount Due From Borrower (line 120)	\$266,468.84
302. Less Amounts Paid By/For Borrower (line 220)	\$231,600.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$34,868.84

K. Summary of Seller's Transaction	
400. Gross Amount Due To Seller	
401. Contract sales price	\$160,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes 12/19/2017 to 1/1/2018 @ \$1,536.25/Six	\$108.54
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due To Seller	\$160,108.54
500. Reductions In Amount Due To Seller	
501. Excess deposit (see Instructions)	
502. Settlement Charges to Seller (line 1400)	\$1,447.50
503. Existing loan taken subject to	
504. Payoff of first mortgage loan to Chase	\$24,669.59
505. Payoff of second mortgage loan	
506. Earnest money retained by Held by UT	
507. Disbursed as proceeds (\$10,000.00)	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
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519.	
520. Total Reduction Amount Due Seller	\$26,117.09
600. Cash At Settlement To/From Seller	
601. Gross Amount Due To Seller (line 420)	\$160,108.54
602. Less Deduction in Amt. Due To Seller (line 520)	\$26,117.09
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$133,991.45