



A. Settlement Statement (HUD-1)
FINAL

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: AN27104	7. Loan Number: 43118-01	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 agent are shown. Items marked "(p.o.a.)" 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: 100 ROLPH DRIVE OXON HILL, MD 20745 (PRINCE GEORGE'S)		H. Settlement Agent: UNIVERSAL TITLE (MCLEAN) Tax ID: 20-4895381 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100		I. Settlement Date: 1/18/2018	
		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	\$140,000.00	401. Contract sales price	\$140,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$14,931.75	403.	
104. Assignment Fee to IRES MD LLC	\$20,000.00	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	\$201,931.75	420. Gross Amount Due To Seller	\$140,000.00
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	\$162,000.00	502. Settlement Charges to Seller (line 1400)	\$6,493.97
203. Existing loan taken subject to		503. Existing loan taken subject to	
204.		504. Payoff of first mortgage loan to BB&T Mortgage	\$105,858.14
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		510. City/town taxes	
211. County taxes 1/1/2018 to 1/18/2018 @ \$2,192.80/Six	\$205.95	511. County taxes 1/1/2018 to 1/18/2018 @ \$2,192.80/Six	\$205.95
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$172,205.95	520. Total Reduction Amount Due Seller	\$112,558.06
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$201,931.75	601. Gross Amount Due To Seller (line 420)	\$140,000.00
302. Less Amounts Paid By/For Borrower (line 220)	\$172,205.95	602. Less Deduction in Amt. Due To Seller (line 520)	\$112,558.06
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$29,725.80	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$27,441.94