



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 type="checkbox"/> Conv. Unins.	AN26805	CASH	
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: IDLEWOOD ROAD SILVER SPRING, MD 20908 (MONTGOMERY)		H. Settlement Agent: UNIVERSAL TITLE (MCLEAN) Tax ID: 20-4865361 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100		I. Settlement Date / Disbursement Date: 1/5/2018 / 1/5/2018	
		Place Of Settlement: 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100			

J. Summary of Borrower's Transaction	
100. Gross Amount Due From Borrower	
101. Contract sales price	\$175,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$7,246.12
104. Assignment Fee to IRES MD LLC	\$30,000.00
106. Adjustments for items paid by seller in advance	
106. City/town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due From Borrower	\$212,246.12
200. Amounts Paid By Or In Behalf Of Borrower	
201. Deposit or Earnest Money	\$10,000.00
202. Principal amount of new loan	
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 1/1/2018 to 1/5/2018 @ \$1,568.87/Six Months	\$34.67
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	\$10,034.67
300. Cash At Settlement From/To Borrower	
301. Gross Amount Due From Borrower (line 120)	\$212,246.12
302. Less Amounts Paid By/For Borrower (line 220)	\$10,034.67
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$202,211.45

K. Summary of Seller's Transaction	
400. Gross Amount Due To Seller	
401. Contract sales price	\$175,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due To Seller	\$175,000.00
500. Reductions in Amount Due To Seller	
501. Excess deposit (see instructions)	
502. Settlement Charges to Seller (line 1400)	\$5,440.35
503. Existing loan taken subject to	
504. Payoff of first mortgage loan	
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 1/1/2018 to 1/5/2018 @ \$1,568.87/Six Months	\$34.67
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$5,475.02
600. Cash At Settlement To/From Seller	
601. Gross Amount Due To Seller (line 420)	\$175,000.00
602. Less Deduction in Amt. Due To Seller (line 520)	\$5,475.02
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$169,524.98