



### A. Settlement Statement (HUD-1)

FINAL

<b>B. Type of Loan</b>			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.	AN27222	CASH	
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
<b>C. Note:</b> 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.					
<b>D. Name &amp; Address of Borrower:</b>		<b>E. Name &amp; Address of Seller:</b>		<b>F. Name &amp; Address of Lender:</b>	
<b>G. Property Location:</b> ROXBORO PL NW WASHINGTON, DC 20011 (DISTRICT OF COLUMBIA)		<b>H. Settlement Agent:</b> UNIVERSAL TITLE (MCLEAN) Tax ID: 20-4865361 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100		<b>I. Settlement Date:</b> 12/29/2017	
		<b>Place Of Settlement:</b> 6862 ELM STREET, SUITE 740, MC LEAN, VA 22101 (703)354-2100			

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due To Seller</b>	
101. Contract sales price	\$300,000.00	401. Contract sales price	\$300,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$48,489.75	403.	
<b>104. Assignment Fee to IRES DC LLC</b>	<b>\$50,000.00</b>	404.	
105. See Addendum 105	\$39,843.39	405. Credit on Tax Account	\$843.39
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
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.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$393,272.14</b>	<b>420. Gross Amount Due To Seller</b>	<b>\$300,843.39</b>
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions In Amount Due To Seller</b>	
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)	\$3,915.75
203. Existing loan taken subject to		503. Existing loan taken subject to	
204. Transfer and Recording Credit from IRES DC LLC	\$880.00	504. Payoff of first mortgage loan to Wells Fargo	\$116,551.94
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.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes 10/1/2017 to 12/29/2017 @ \$946.36/Six	\$462.78	510. City/town taxes 10/1/2017 to 12/29/2017 @ \$946.36/Six	\$462.78
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$11,342.78</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$120,930.47</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount Due From Borrower (line 120)	\$393,272.14	601. Gross Amount Due To Seller (line 420)	\$300,843.39
302. Less Amounts Paid By/For Borrower (line 220)	\$11,342.78	602. Less Deduction in Amt. Due To Seller (line 520)	\$120,930.47
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$381,929.36</b>	<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	<b>\$179,912.92</b>