

Universal Title, McLean  
 6862 Elm Street  
 Suite 740  
 McLean, VA 22101  
 (703) 354-2100

ALTA Combined Settlement Statement

File #: 1-1403-18 Property Pinevale Avenue Settlement Date 03/29/18  
 Prepared: 03/29/18 District Heights, MD 20747 Disbursement Date 03/29/18  
 Managing Attorney: Patrick Connell Buyer  
 Seller  
 Lender

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$120,000.00	Sales Price of Property	\$120,000.00	
		Deposit		\$20,000.00
		→ Assignment Fee to IRES MD LLC	\$35,000.00	
		<b>Prorations/Adjustments</b>		
	\$656.34	County Taxes 03/29/2018 to 06/30/2018	\$656.34	
		<b>Government Recording and Transfer Charges</b>		
		Government recording charges	\$65.00	
		Transfer taxes	\$2,945.00	
		Recordation Tax Deed \$852.5 to Prince George's County	\$852.50	
		--Recording Submission Fee to Clerk of the Circuit Court \$5.00		
		<b>Title Charges</b>		
		Title services and lender's title insurance	\$1,730.00	
		Owner's title insurance to First American Title Insurance Company	\$744.00	
		--Title - Abstract or Title Search to Mortiles \$215.00		
		--Title - Settlement or Closing Fee to Universal Title, McLean \$690.00		
		--Title - Seller Settlement Fee to Universal Title, McLean \$600.00		
		--Title - Deed Preparation to The Mason Law Firm PLC \$175.00		
		--Title - Wire & Disbursement Fee to Universal Title, McLean \$50.00		
		<b>Miscellaneous Charges</b>		
\$600.00		Water Escrow to Universal Title, McLean		
\$441.00		Water Dues-Delinquent to WSSC		
\$5,000.00		Advance Reimbursement to IRES MD LLC		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$6,041.00	\$120,656.34	<b>Subtotals</b>	\$161,992.84	\$20,000.00
		Due from Buyer		\$141,992.84
\$114,615.34		Due to Seller		
\$120,656.34	\$120,656.34	<b>Totals</b>	\$161,992.84	\$161,992.84

See signature addendum