



A. Settlement Statement (HUD-1)

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 1-1756-18	7. Loan No.	8. Mortgage Insurance Case No.		
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: Moccasin Court Woodbridge, VA 22193			H. Settlement Agent: Universal Title, McLean Place of Settlement: 6862 Elm Street 740 McLean, VA 22101		I. Settlement Date: 03/29/2018 Funding Date: 03/29/2018 Disbursement Date: 03/29/2018		

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	\$190,000.00	401. Contract sales price	\$190,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$2,606.17	403.	
104. Assignment Fee to IRES VA LLC	\$45,000.00	404.	
105.		405.	
Adjustment for items paid by seller in advance		Adjustment 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	\$237,606.17	420. Gross Amount Due to Seller	\$190,000.00
200. Amount Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit	\$20,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
205.		505. Payoff of Second Mortgage Loan	
206.		506.	
207.		507.	
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 01/01/2018 to 03/29/2018	\$688.69	511. County Taxes 01/01/2018 to 03/29/2018	\$688.69
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$20,688.69	520. Total Reduction Amount Due Seller	\$688.69
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$237,606.17	601. Gross amount due to seller (line 420)	\$190,000.00
302. Less amounts paid by/for borrower (line 220)	\$20,688.69	602. Less reductions in amounts due seller (line 520)	\$688.69
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$216,917.48	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$189,311.31

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.