



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. 1-508-18	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.p.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: Burnside Court Falls Church, VA 22043		H. Settlement Agent: Universal Title, McLean Place of Settlement: 6862 Elm Street Suite 740 McLean, VA 22101		I. Settlement Date: 04/30/2018 Funding Date: 04/30/2018 Disbursement Date: 04/30/2018	

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract sales price	\$475,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$01,250.00
104. Assignment Fee to IRES VA LLC	\$48,800.00
105.	
Adjustment 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	\$545,550.00
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	\$10,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes 01/01/2018 to 04/30/2018	\$2,071.94
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$12,071.94
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$545,550.00
302. Less amounts paid by/for borrower (line 220)	\$12,071.94
303. Cash: <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$533,478.06

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	\$475,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment 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	\$475,000.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$18,011.96
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage Loan	
505. Payoff of Second Mortgage Loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes 01/01/2018 to 04/30/2018	\$2,071.94
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$20,083.90
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$475,000.00
602. Less reductions in amounts due seller (line 520)	\$20,083.90
603. Cash: <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$454,916.10

The Public Reporting Burden for this collection of information is estimated to average 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.