

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

ALTA Combined Settlement Statement

File #: 1-3295-18 Property Thornwood Drive Settlement Date 06/04/18
 Prepared: 06/01/18 Alexandria, VA 22310 Disbursement Date 06/04/18
 Managing Attorney: Patrick Connell Buyer
 Seller
 Lender

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$300,000.00	Sales Price of Property	\$300,000.00	
		Deposit		\$10,000.00
		Loan Amount		\$325,000.00
		Assignment Fee to IRES VA LLC	\$65,000.00	
		Prorations/Adjustments		
	\$369.51	County Taxes 06/04/2018 to 06/30/2018	\$369.51	
		Payoffs/Payments		
		Payoff to BB&T		
		Government Recording and Transfer Charges		
		Government recording charges	\$109.00	
		Transfer taxes	\$3,419.23	
		Recordation Tax Deed \$389.25 to Fairfax County Recording Office	\$389.25	
		Title Charges		
		Title services and lender's title insurance	\$2,495.00	
		Owner's title insurance to First American Title Insurance Company	\$690.50	
		--Lender's title insurance to First American Title Insurance Company \$860.00		
		--Title - Abstract or Title Search to Universal Title, McLean \$120.00		
		--Title - Settlement or Closing Fee to Universal Title, McLean \$690.00		
		--Title - Seller Settlement Fee to Universal Title, McLean \$600.00		
		--Title - Wire & Disbursement Fee to Universal Title, McLean \$50.00		
		--Title - Deed Preparation to The Mason Law Firm PLC \$175.00		
		Miscellaneous Charges		
\$2,558.14		Real Estate Taxes 2018 1st Half		
\$7,105.65		Judgment for Cavalry Portfolio Services to Levy Law Firm Co., LPA		
\$15,711.71		Judgment for Discover Bank to Glasser and Glasser, P.L.C.		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$25,375.50	\$300,369.51	Subtotals	\$372,472.49	\$335,000.00
		Due from Buyer		\$37,472.49
		Due to Seller		
\$274,994.01	\$300,369.51	Total	\$372,472.49	\$372,472.49