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

ALTA Combined Settlement Statement

File #:	1-3213-18	**Property**	Vista Drive	**Settlement Date**	05/31/18
Prepared:	05/31/18			**Disbursement Date**	05/31/18
Managing Attorney:	Patrick Connell		Laurel, MD 20707		
		Buyer			
		Seller			
		Lender			

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Primary Charges & Credits		
	$80,000.00	Sales Price of Property	$80,000.00	
		Deposit		$10,000.00
		Assignment Fee to IRES MD LLC	$25,000.00	
		Prorations/Adjustments		
	$138.09	City/Town Taxes 05/31/2018 to 06/30/2018	$138.09	
	$204.00	HOA Account Credit 05/31/2018 to	$204.00	
		Government Recording and Transfer Charges		
		Government recording charges	$60.00	
		Transfer taxes	$1,995.00	
		Recordation Tax Deed $577.50 to Prince George's County	$577.50	
$20.00		POA Recording Fee to Clerk of the Circuit Court		
$5.00		Recording Submission Fee to Clerk of the Circuit Court	$5.00	
		Title Charges		
		Title services and lender's title insurance	$910.00	
		Owner's title insurance to First American Title Insurance Company	$504.00	
		--Title - Abstract or Title Search to Mortiles $215.00		
		--Title - Settlement or Closing Fee to Universal Title, McLean $200.00		
		--Title - Seller Settlement Fee to Universal Title, McLean $270.00		
		--Title - Wire & Disbursement Fee to Universal Title, McLean $50.00		
		--Title - Deed Preparation to The Mason Law Firm PLC $175.00		
		Miscellaneous Charges		
		HOA Resale Docs Fee to Universal Title, McLean	$550.00	
		HOA Fee for June to Vistas at Laurel Lakes	$377.77	
		HOA Transfer Fee to Quality1 Property Managment	$100.00	

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
$25.00	**$80,342.09**	**Subtotals**	**$110,421.36**	**$10,000.00**
		Due from Buyer		$100,421.36
$80,317.09		Due to Seller		
$80,342.09	**$80,342.09**	**Totals**	**$110,421.36**	**$110,421.36**

See signature addendum