

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No 2502-0265

B. Type of Loan				6. File No. 1-2012-18	7. Loan No.	8. Mortgage Insurance Case No.
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.				
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: 28th Street South Arlington, VA 22206			H. Settlement Agent: Universal Title, McLean Place of Settlement: 6862 Elm Street Suite 740 McLean, VA 22101		I. Settlement Date: 06/15/2018 Funding Date: 06/15/2018 Disbursement Date: 06/15/2018	

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$275,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$5,931.84
104. Assignment Fee to IRES VA LLC	\$60,000.00
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes 06/15/2018 to 06/30/2018	\$174.25
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$341,106.09
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	\$10,000.00
202. Principal amount of new loan(s)	\$275,000.00
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	
212. Assessments	
213.	
214. HOA 06/01/2018 to 06/15/2018	\$188.76
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$285,188.76
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$341,106.09
302. Less amounts paid by/for borrower (line 220)	\$285,188.76
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$55,917.33

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$275,000.00
402. Personal property	
403.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes 06/15/2018 to 06/30/2018	\$174.25
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$275,174.25
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$5,039.55
503. Existing loan(s) taken subject to	
504. First Payoff to Mr. Cooper	\$94,497.60
505. Payoff of Second Mortgage Loan	
506. Caring Transitions, Reimbursement to EHB	\$1,100.00
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514. HOA 06/01/2018 to 06/15/2018	\$188.76
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller.	\$100,825.91
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$275,174.25
602. Less reductions in amounts due seller (line 520)	\$100,825.91
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$174,348.34

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the