

A. Settlement Statement

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 1-2996-18	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: Carnaby Way Northeast Leesburg, VA 20176	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	\$220,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$11,449.64
104. Assignment Fee to IRES VA LLC	\$19,000.00
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes 06/15/2018 to 06/30/2018	\$20.06
107. County Taxes 06/15/2018 to 06/30/2018	\$118.29
108. Assessments	
109.	
110. HOA 06/15/2018 to 06/30/2018	\$44.48
111.	
112.	
120. Gross Amount Due from Borrower	\$250,632.47
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	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$10,000.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$250,632.47
302. Less amounts paid by/for borrower (line 220)	\$10,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$240,632.47

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$220,000.00
402. Personal property	
403. \$2500 from IRES VA LLC per Addendum	\$2,500.00
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes 06/15/2018 to 06/30/2018	\$20.06
407. County Taxes 06/15/2018 to 06/30/2018	\$118.29
408. Assessments	
409.	
410. HOA 06/15/2018 to 06/30/2018	\$44.48
411.	
412.	
420. Gross Amount Due to Seller	\$222,682.83
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$1,505.51
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	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$1,505.51
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$222,682.83
602. Less reductions in amounts due seller (line 520)	\$1,505.51
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$221,177.32

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.