



# 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. <b>1-2950-18</b>	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: <b>Kansas Avenue Northwest Washington, DC 20011</b>	H. Settlement Agent: <b>Universal Title, McLean</b>  Place of Settlement: <b>6862 Elm Street Suite 740 McLean, VA 22101</b>	I. Settlement Date: <b>06/04/2018</b> Funding Date: <b>06/04/2018</b> Disbursement Date: <b>06/04/2018</b>

## J. Summary of Borrower's Transaction

<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	\$475,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$19,929.50
<b>104. Assignment Fee to IRES DC LLC</b>	<b>\$44,000.00</b>
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes 06/04/2018 to 09/30/2018	\$451.34
108. Assessments	
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	<b>\$539,380.84</b>
<b>200. Amount Paid by or in Behalf of Borrower</b>	
201. Deposit	\$10,000.00
202. Principal amount of new loan(s)	\$300,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	<b>\$310,000.00</b>
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	\$539,380.84
302. Less amounts paid by/for borrower (line 220)	\$310,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$229,380.84

## K. Summary of Seller's Transaction

<b>400. Gross Amount Due to Seller</b>	
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 06/04/2018 to 09/30/2018	\$451.34
408. Assessments	
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	<b>\$475,451.34</b>
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$1,696.14
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage Loan	
505. Payoff of Second Mortgage Loan	
506.	
507.	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	<b>\$1,696.14</b>
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	\$475,451.34
602. Less reductions in amounts due seller (line 520)	\$1,696.14
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$473,755.20