



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 Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
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 agents 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: Alexandria, VA 22310	H. Settlement Agent: Republic Title, Inc.	
	Place of Settlement:	TitleExpress

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	320,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	7,890.33
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes	272.45
108. Assessments to	
109. 2nd Qtr. HOA Dues	80.79
110.	
111.	
112.	
120. Gross Amount Due from Borrower	328,243.57
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	4,000.00
202. Principal amount of new loan(s)	240,000.00
203. Existing loan(s) taken subject to	
204.	
205. Lender Credit	1,800.00
206.	
207.	
208.	
209. Seller Credit	2,400.00
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	248,200.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	328,243.57
302. Less amounts paid by/for borrower (line 220)	248,200.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	80,043.57

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	320,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	
407. County taxes	272.45
408. Assessments to	
409. 2nd Qtr. HOA Dues	80.79
410.	
411.	
412.	
420. Gross Amount Due to Seller	320,353.24
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	11,280.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	203,313.73
505. Payoff of second mortgage loan	43,117.81
506.	
507. Disbursed as proceeds (\$4,000.00)	
508. 1st Half 2015 Real Estate Tax	1,700.45
509. Seller Credit	2,400.00
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	261,811.99
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	320,353.24
602. Less reductions in amount due seller (line 520)	261,811.99
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	58,541.25

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

700. Total Real Estate Broker Fees	\$9,600.00				
Division of commission (line 700) as follows:					
701. \$0.00	to				
702. \$9,600.00	to Redfin Corporation				
703. Commission paid at settlement					9,600.00
800. Items Payable in Connection with Loan					
801. Our origination charge (Includes Origination Point 0.000% or \$0.00)	\$1,089.00	(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)			
803. Your adjusted origination charges		(from GFE A)	1,089.00		
804. Appraisal fee to Sandra Leblanc	\$450.00 P.O.C.(B*)	(from GFE #3)	-50.00		
805. Credit report to United One		(from GFE #3)	84.80		
806. Tax service to		(from GFE #3)			
807. Flood certification to Corelogic		(from GFE #3)	14.00		
808. to					
900. Items Required by Lender to be Paid in Advance					
901. Daily interest charges from @ \$25.4800/day		(from GFE #10)	738.92		
902. Mortgage insurance premium months to		(from GFE #3)			
903. Homeowner's insurance for 1 years to Progressive Home Advantage		(from GFE #11)	438.00		
904. months to		(from GFE #11)			
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account		(from GFE #9)	1,060.64		
1002. Homeowner's insurance 4 months @ \$ 36.50/month	\$146.00				
1003. Mortgage insurance months @ \$ /month					
1004. Property taxes months @ \$ /month					
1005. County taxes 4 months @ \$ 283.41/month	\$1,133.64				
1006. Assessments months @ \$ 0.00/month	\$				
1007. Aggregate Adjustment	\$-219.00				
1100. Title Charges					
1101. Title services and lender's title insurance	\$	(from GFE #4)	1,311.00		
1102. Settlement or closing fee to Republic Title, Inc. FLAT FEE	\$595.00				
1103. Owner's title insurance - First American Title Insurance Company	\$	(from GFE #5)	934.80		
1104. Lender's title insurance - First American Title Insurance Company	\$696.00				
1105. Lender's title policy limit \$240,000.00 Lender's Policy					
1106. Owner's title policy limit \$320,000.00 Owner's Policy					
1107. Agent's portion of the total title insurance premium to Republic Title, Inc.	\$1,386.18				
1108. Underwriter's portion of the total title insurance premium to First American Title Insurance Company	\$244.62				
1109. Seller Deed Preparation to					150.00
1110. Seller Settlement Coordination Fee to Old Republic National Title Insurance Company					250.00
1111. Seller Courier Fee to Old Republic National Title Insurance Company					25.00
1112. Seller Payoff/Proceeds Delivery Fee to Republic Title, Inc.					30.00
1113. Seller Release Procurement Fee to Republic Title, Inc.					100.00
1114. ClosingSvcLtr\CL to First American Title Insurance Company	\$20.00				
1200. Government Recording and Transfer Charges					
1201. Government recording charges	\$	(from GFE #7)	99.00		
1202. Deed \$43.00 Mortgage \$56.00 Release \$					
1203. Transfer taxes	\$	(from GFE #8)	1,866.67		
1204. Local Recordation Tax Deed \$266.67 Mortgage \$200.00					
1205. State Recordation Tax Deed \$800.00 Mortgage \$600.00					
1206. Grantors Tax Deed \$320.00 Mortgage \$					320.00
1207. Congestion Relief Fee Deed \$480.00 Mortgage \$					480.00
1300. Additional Settlement Charges					
1301. Required services that you can shop for		(from GFE #6)			
1302. to					
1303. Pest Inspection to Sure Shot Termite & Pest Control					50.00
1304. HOA Resale Disclosure Package to					275.00
1305. HOA Transfer Fee to			50.00		
1306. 3rd Quarter HOA Dues to			253.50		
1400. Total Settlement Charges	(enter on lines 103, Section J and 502, Section K)			7,890.33	11,280.00

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvester, Bro(K)er. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.