



A. Settlement Statement (HUD-1)

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: MELISSA
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number:
			8. Mortgage Insurance Case Number:
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: BUYER		E. Name & Address of Seller: SELLER	
		F. Name & Address of Lender: LENDER	
G. Property Location: McLean, VA 22102		H. Settlement Agent: Monarch Title, Inc.	
		I. Settlement Date: Disbursement Date: 02/25/10	
		Place of Settlement: 6861 Elm Street, Suite 100, McLean, VA 22101 Phone: 703-852-1730 Fax: 703-852-1750	

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract sales price	500,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	6,550.67
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	506,550.67
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	10,000.00
202. Principal amount of new loan(s)	417,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	
300. Cash at Settlement from/to Borrower	417,000.00
301. Gross amount due from borrower (line 120)	506,550.67
302. Less amounts paid by/for borrower (line 220)	427,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	79,550.67

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	500,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	500,000.00
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	31,276.00
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 to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	31,276.00
600. Cash at Settlement from/to Seller	
601. Gross amount due to seller (line 420)	500,000.00
602. Less reductions in amount due seller (line 520)	31,276.00
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	468,724.00

Sales price per contract

Summary of itemized charges on p. 2

Gross amount due (before credits)

The amount of the deposit submitted with your sales contract

Amount due at settlement payable with certified or cashier's check

Contract sales price

Gross amount due to seller

Summary of itemized charges on p. 2

Amount due to seller

The Public Reporting Burden for this collection of information is estimated at 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						Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement	
Division of commission (line 700) as follows:								
701. \$15,000.00	to Long and Foster Real Estate							
702. \$15,00.00	to Weichert Realtors							
703. Commission paid at settlement							20,000.00	
704. Earnest Money Deposit to Weichert Realtors \$10,000.00 POC (Borrower)							10,000.00	
800. Items Payable in Connection with Loan								
801. Our origination charge		\$	(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)					
804. Appraisal fee fee	to		(from GFE #3)					
805. Credit report	to		(from GFE #3)					
806. Tax service	to							
807. Flood certification	to							
808.	to							
900. Items Required by Lender to be Paid in Advance								
901. Daily interest charges from	02/24/2010 to 03/01/2010	@ \$0.00/day	(from GFE #10)					
902. Mortgage insurance premium	for	months	(from GFE #3)					
903. Homeowner's insurance	for	years to	(from GFE #11)					
904.	months to		(from GFE #11)					
1000. Reserves Deposited with Lender								
1001. Initial deposit for your escrow account						(from GFE #9)		
1002. Homeowner's insurance	months @ \$	0.00/ month	\$0.00					
1003. Mortgage insurance	months @ \$	0.00/ month	\$0.00					
1004. City Property Tax	months @ \$	0.00/ month	\$0.00					
1005. County Property Tax	months @ \$	0.00/ month	\$0.00					
1006. Assessments	months @ \$	0.00/ month	\$0.00					
1007. Aggregate Adjustment								
1100. Title Charges								
1101. Title services and lender's title insurance						(from GFE #4)	1,795.00	
1102. Settlement or closing fee to Monarch Title, Inc.						\$	535.00	
1103. Premium for new owners' title insurance policy						(from GFE #5)	1,254.10	
1104. Lender's title insurance						\$		
1105. Lender's title policy limit \$417,000.00								
1106. Owner's title policy limit \$500,000.00								
1107. Agent's portion of the total title insurance premium						\$2,065.50		
1108. Underwriter's portion of the total title insurance premium						\$364.50		
1109. Document Preparation to Tucker and Rauner, P.C.							175.00	
1110. Title Search to King Street Abstract, LLC								
1111. Release Tracking Fee to reQuire, LLC							35.00	
1200. Government Recording and Transfer Charges								
1201. Government recording charges						(from GFE #7)	79.00	
1202. Deed \$33.00 Mortgage \$46.00 Release \$31.00							31.00	
1203. Transfer taxes						(from GFE #8)	3,056.67	
1204. Local Recordation Tax Deed \$416.67 Mortgage \$347.50								
1205. State Recordation Tax Deed \$1,250.00 Mortgage \$1,042.50								
1206. Grantors Tax (VA only) Deed \$500.00 Mortgage \$0.00							500.00	
1207.								
1300. Additional Settlement Charges								
1301. Required services that you can shop for						(from GFE #6)	365.00	
1302. Survey to Dominion Surveyors/Monarch Title \$365.00								
1303. to \$								
1304. to								
1305. to								
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						6,550.67	31,276.00	

See lenders' Good Faith Estimate (GFE) for details

See lenders' GFE for details

See lenders' GFE for details

Fees paid to Monarch Title by purchaser for document preparation and settlement services, as well as lenders' title insurance premium

Fee paid to reQuire LLC by seller to manage and track deeds of trust being paid off

Fees paid to Monarch Title by seller for document preparation and settlement services

Premium for new owners' title insurance policy

Cost of deed preparation as selected by seller

Recordation taxes by buyer to record deed/deed of trust, based on the higher of the sales price or assessed value of property

Tax paid by seller based on higher of sales price or assessed value of property

Totals transferred to p. 1 of the HUD-1

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
Our origination charge (Includes Origination Point 1.000% or \$5,000.00) # 801			
Your credit or charge (points) for the specific interest rate chosen # 802			
Your adjusted origination charges # 803			
Transfer taxes # 1203			3,056.67

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges # 1201			79.00
# 1101			1,795.90
#			
#			
#			
#			
#			
#			
#			
Total		0.00	1,874.90
Insurance between GFE and HUD-1 Charges		1,874.90 or	0.0000%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account #1001			
Daily interest charges from # 901			
Homeowner's insurance # 903			
Survey # 1302			365.00
#			
#			

Loan Terms

Your initial loan amount is	\$ _____
Your loan term is	_____ years
Your initial interest rate is	_____ %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ _____ includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to maximum of _____ %. The first change will be on _____ and can change again every _____ after _____. Every change date, your interest rate can increase or decrease by _____ %. Over the life of the loan, your interest rate is guaranteed to never be lower than _____ % or higher than _____ %.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to maximum of \$ _____.
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$ _____. The maximum it can ever rise to is \$ _____.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ _____ due in _____ years on _____.
Total monthly amount owed including escrow account payments	<input checked="" type="checkbox"/> You do not have a monthly escrow payment for items, each as property taxes and homeowner's insurance. You must pay these items directly yourself. <input type="checkbox"/> You have an additional monthly escrow payment of \$ _____ that results in a total initial monthly amount owed of \$ _____. This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.