

B. Type of Loan

1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File No. 55-24-11895	7. Loan No.	8. Mortgage Insurance Case No.
4. ☐ VA	5. ☐ 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.

		F. Name & Address of Lender:
G. Property Location: 3366 Alden Place Northeast Washington, DC 20019	H. Settlement Agent: District Title Place of Settlement: 1775 I Street Northwest #560 Washington, DC 20006	I. Settlement Date: 05/22/2024 Funding Date: 05/22/2024 Disbursement Date: 05/22/2024

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction																																																																																																																																																																				
<table><tr><th colspan="2">100. Gross Amount Due from Borrower</th></tr><tr><td>101. Contract sales price</td><td>\$220,000.00</td></tr><tr><td>102. Personal property</td><td></td></tr><tr><td>103. Settlement charges to borrower (line 1400)</td><td>\$5,756.04</td></tr><tr><td>104. Assignment fee</td><td>\$60,000.00</td></tr><tr><td>105.</td><td></td></tr><tr><td>Adjustment for items paid by seller in advance</td><td></td></tr><tr><td>106. City/Town Taxes</td><td></td></tr><tr><td>107. County Taxes</td><td></td></tr><tr><td>108. Assessments</td><td></td></tr><tr><td>109. Property Tax Credit w DC Treasurer</td><td>\$30.54</td></tr><tr><td>110.</td><td></td></tr><tr><td>111.</td><td></td></tr><tr><td>112.</td><td></td></tr><tr><td>120. Gross Amount Due from Borrower</td><td>\$285,786.58</td></tr><tr><th colspan="2">200. Amount Paid by or in Behalf of Borrower</th></tr><tr><td>201. Deposit</td><td>\$10,000.00</td></tr><tr><td>202. Principal amount of new loan(s)</td><td></td></tr><tr><td>203. Existing loan(s) taken subject to</td><td></td></tr><tr><td>204.</td><td></td></tr><tr><td>205.</td><td></td></tr><tr><td>206.</td><td></td></tr><tr><td>207.</td><td></td></tr><tr><td>208.</td><td></td></tr><tr><td>209.</td><td></td></tr><tr><th colspan="2">Adjustments for items unpaid by seller</th></tr><tr><td>210. City/Town Taxes 04/01/2024 to 05/22/2024</td><td>\$73.95</td></tr><tr><td>211. County Taxes</td><td></td></tr><tr><td>212. Assessments</td><td></td></tr><tr><td>213.</td><td></td></tr><tr><td>214.</td><td></td></tr><tr><td>215.</td><td></td></tr><tr><td>216.</td><td></td></tr><tr><td>217.</td><td></td></tr><tr><td>218.</td><td></td></tr><tr><td>219.</td><td></td></tr><tr><td>220. Total Paid by/for Borrower</td><td>\$10,073.95</td></tr><tr><th colspan="2">300. Cash at Settlement from/to Borrower</th></tr><tr><td>301. Gross amount due from borrower (line 120)</td><td>\$285,786.58</td></tr><tr><td>302. Less amounts paid by/for borrower (line 220)</td><td>\$10,073.95</td></tr><tr><td>303. Cash ☒ From ☐ To Borrower</td><td>\$275,712.63</td></tr></table>	100. Gross Amount Due from Borrower		101. Contract sales price	\$220,000.00	102. Personal property		103. Settlement charges to borrower (line 1400)	\$5,756.04	104. Assignment fee	\$60,000.00	105.		Adjustment for items paid by seller in advance		106. City/Town Taxes		107. County Taxes		108. Assessments		109. Property Tax Credit w DC Treasurer	\$30.54	110.		111.		112.		120. Gross Amount Due from Borrower	\$285,786.58	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 04/01/2024 to 05/22/2024	\$73.95	211. County Taxes		212. Assessments		213.		214.		215.		216.		217.		218.		219.		220. Total Paid by/for Borrower	\$10,073.95	300. Cash at Settlement from/to Borrower		301. Gross amount due from borrower (line 120)	\$285,786.58	302. Less amounts paid by/for borrower (line 220)	\$10,073.95	303. Cash ☒ From ☐ To Borrower	\$275,712.63	<table><tr><th colspan="2">400. Gross Amount Due to Seller</th></tr><tr><td>401. Contract sales price</td><td>\$220,000.00</td></tr><tr><td>402. Personal property</td><td></td></tr><tr><td>403.</td><td></td></tr><tr><td>404.</td><td></td></tr><tr><td>405.</td><td></td></tr><tr><td>Adjustment for items paid by seller in advance</td><td></td></tr><tr><td>406. City/Town Taxes</td><td></td></tr><tr><td>407. County Taxes</td><td></td></tr><tr><td>408. Assessments</td><td></td></tr><tr><td>409. Property Tax Credit w DC Treasurer</td><td>\$30.54</td></tr><tr><td>410.</td><td></td></tr><tr><td>411.</td><td></td></tr><tr><td>412.</td><td></td></tr><tr><td>420. Gross Amount Due to Seller</td><td>\$220,030.54</td></tr><tr><th colspan="2">500. Reductions in Amount Due to Seller</th></tr><tr><td>501. Excess deposit (see instructions)</td><td></td></tr><tr><td>502. Settlement charges to seller (line 1400)</td><td>\$17,695.00</td></tr><tr><td>503. Existing loan(s) taken subject to</td><td></td></tr><tr><td>504. Payoff to Truist Mortgage</td><td>\$12,140.52</td></tr><tr><td>505. Payoff to Truist</td><td>\$5,911.07</td></tr><tr><td>506. Water escrow</td><td>\$300.00</td></tr><tr><td>507. Post Occupancy Escrow</td><td>\$1,500.00</td></tr><tr><td>508.</td><td></td></tr><tr><td>509.</td><td></td></tr><tr><th colspan="2">Adjustments for items unpaid by seller</th></tr><tr><td>510. City/Town Taxes 04/01/2024 to 05/22/2024</td><td>\$73.95</td></tr><tr><td>511. County Taxes</td><td></td></tr><tr><td>512. Assessments</td><td></td></tr><tr><td>513.</td><td></td></tr><tr><td>514.</td><td></td></tr><tr><td>515.</td><td></td></tr><tr><td>516.</td><td></td></tr><tr><td>517.</td><td></td></tr><tr><td>518.</td><td></td></tr><tr><td>519.</td><td></td></tr><tr><td>520. Total Reduction Amount Due Seller</td><td>\$37,620.54</td></tr><tr><th colspan="2">600. Cash at Settlement to/from Seller</th></tr><tr><td>601. Gross amount due to seller (line 420)</td><td>\$220,030.54</td></tr><tr><td>602. Less reductions in amounts due seller (line 520)</td><td>\$37,620.54</td></tr><tr><td>603. Cash ☒ To ☐ From Seller</td><td>\$182,410.00</td></tr></table>	400. Gross Amount Due to Seller		401. Contract sales price	\$220,000.00	402. Personal property		403.		404.		405.		Adjustment for items paid by seller in advance		406. City/Town Taxes		407. County Taxes		408. Assessments		409. Property Tax Credit w DC Treasurer	\$30.54	410.		411.		412.		420. Gross Amount Due to Seller	\$220,030.54	500. Reductions in Amount Due to Seller		501. Excess deposit (see instructions)		502. Settlement charges to seller (line 1400)	\$17,695.00	503. Existing loan(s) taken subject to		504. Payoff to Truist Mortgage	\$12,140.52	505. Payoff to Truist	\$5,911.07	506. Water escrow	\$300.00	507. Post Occupancy Escrow	\$1,500.00	508.		509.		Adjustments for items unpaid by seller		510. City/Town Taxes 04/01/2024 to 05/22/2024	\$73.95	511. County Taxes		512. Assessments		513.		514.		515.		516.		517.		518.		519.		520. Total Reduction Amount Due Seller	\$37,620.54	600. Cash at Settlement to/from Seller		601. Gross amount due to seller (line 420)	\$220,030.54	602. Less reductions in amounts due seller (line 520)	\$37,620.54	603. Cash ☒ To ☐ From Seller	\$182,410.00
100. Gross Amount Due from Borrower																																																																																																																																																																					
101. Contract sales price	\$220,000.00																																																																																																																																																																				
102. Personal property																																																																																																																																																																					
103. Settlement charges to borrower (line 1400)	\$5,756.04																																																																																																																																																																				
104. Assignment fee	\$60,000.00																																																																																																																																																																				
105.																																																																																																																																																																					
Adjustment for items paid by seller in advance																																																																																																																																																																					
106. City/Town Taxes																																																																																																																																																																					
107. County Taxes																																																																																																																																																																					
108. Assessments																																																																																																																																																																					
109. Property Tax Credit w DC Treasurer	\$30.54																																																																																																																																																																				
110.																																																																																																																																																																					
111.																																																																																																																																																																					
112.																																																																																																																																																																					
120. Gross Amount Due from Borrower	\$285,786.58																																																																																																																																																																				
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 04/01/2024 to 05/22/2024	\$73.95																																																																																																																																																																				
211. County Taxes																																																																																																																																																																					
212. Assessments																																																																																																																																																																					
213.																																																																																																																																																																					
214.																																																																																																																																																																					
215.																																																																																																																																																																					
216.																																																																																																																																																																					
217.																																																																																																																																																																					
218.																																																																																																																																																																					
219.																																																																																																																																																																					
220. Total Paid by/for Borrower	\$10,073.95																																																																																																																																																																				
300. Cash at Settlement from/to Borrower																																																																																																																																																																					
301. Gross amount due from borrower (line 120)	\$285,786.58																																																																																																																																																																				
302. Less amounts paid by/for borrower (line 220)	\$10,073.95																																																																																																																																																																				
303. Cash ☒ From ☐ To Borrower	\$275,712.63																																																																																																																																																																				
400. Gross Amount Due to Seller																																																																																																																																																																					
401. Contract sales price	\$220,000.00																																																																																																																																																																				
402. Personal property																																																																																																																																																																					
403.																																																																																																																																																																					
404.																																																																																																																																																																					
405.																																																																																																																																																																					
Adjustment for items paid by seller in advance																																																																																																																																																																					
406. City/Town Taxes																																																																																																																																																																					
407. County Taxes																																																																																																																																																																					
408. Assessments																																																																																																																																																																					
409. Property Tax Credit w DC Treasurer	\$30.54																																																																																																																																																																				
410.																																																																																																																																																																					
411.																																																																																																																																																																					
412.																																																																																																																																																																					
420. Gross Amount Due to Seller	\$220,030.54																																																																																																																																																																				
500. Reductions in Amount Due to Seller																																																																																																																																																																					
501. Excess deposit (see instructions)																																																																																																																																																																					
502. Settlement charges to seller (line 1400)	\$17,695.00																																																																																																																																																																				
503. Existing loan(s) taken subject to																																																																																																																																																																					
504. Payoff to Truist Mortgage	\$12,140.52																																																																																																																																																																				
505. Payoff to Truist	\$5,911.07																																																																																																																																																																				
506. Water escrow	\$300.00																																																																																																																																																																				
507. Post Occupancy Escrow	\$1,500.00																																																																																																																																																																				
508.																																																																																																																																																																					
509.																																																																																																																																																																					
Adjustments for items unpaid by seller																																																																																																																																																																					
510. City/Town Taxes 04/01/2024 to 05/22/2024	\$73.95																																																																																																																																																																				
511. County Taxes																																																																																																																																																																					
512. Assessments																																																																																																																																																																					
513.																																																																																																																																																																					
514.																																																																																																																																																																					
515.																																																																																																																																																																					
516.																																																																																																																																																																					
517.																																																																																																																																																																					
518.																																																																																																																																																																					
519.																																																																																																																																																																					
520. Total Reduction Amount Due Seller	\$37,620.54																																																																																																																																																																				
600. Cash at Settlement to/from Seller																																																																																																																																																																					
601. Gross amount due to seller (line 420)	\$220,030.54																																																																																																																																																																				
602. Less reductions in amounts due seller (line 520)	\$37,620.54																																																																																																																																																																				
603. Cash ☒ To ☐ From Seller	\$182,410.00																																																																																																																																																																				

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 borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

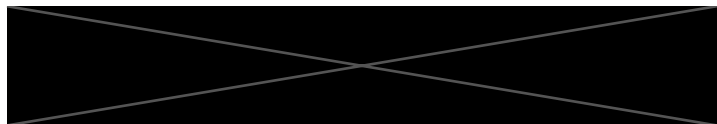
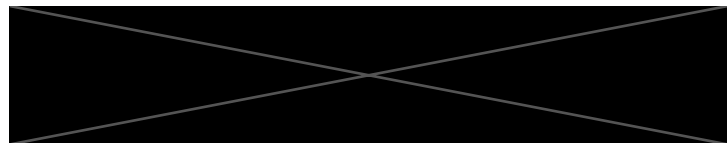
The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

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.

The information requested does not lend itself to confidentiality.

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. \$6,600.00 to Fairfax Realty Select			
702. \$6,600.00 to Fairfax Realty Select			
703. Commission paid at settlement			
704. Brokerage Flat Fee (Seller) to Fairfax Realty Select			\$13,200.00
			\$595.00
800. Items Payable in Connection with Loan			
801. Our origination charge			
802. Your credit or charge (points) for the specific interest rate chosen			
803. Appraisal fee			
804. Credit report			
805. Tax service			
806. Flood certification			
807.			
808.			
809.			
810.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 05/22/2024 to 06/01/2024			
902. Mortgage insurance premium			
903. Homeowner's insurance			
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account			
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Settlement or closing fee to District Title			
1102. Owner's title insurance to Fidelity National Title Insurance Company		\$1,578.00	
1103. Lender's title insurance to Fidelity National Title Insurance Company			
1104. Lender's title policy limit \$			
1105. Owner's title policy limit \$280,000.00			
1106.			
1107.			
1108.			
1109. Settlement Fee to District Title		\$950.00	\$895.00
1110. Title Binder Fee to District Title		\$150.00	
1111. Release Tracking Fee to District Title			\$300.00
1112. DC Tax Certificate			
1113. Digital Services Fee to District Title		\$60.00	\$60.00
1114. Document Prep to District Title			\$225.00
1115. E-Recording Fee to Simplifile		\$5.04	
1116. Title Search to Executive Abstracting Company LLC		\$390.00	
1200. Government Recording and Transfer Charges			
1201. Recording fees: Deed \$31.50 Mortgage \$156.50 Release \$ to District of Columbia Recording Office		\$188.00	
1202. City/County tax/stamps Deed \$ Mortgage \$			
1203. State tax/stamps Deed \$4,840.00 Mortgage \$ to District of Columbia Recording Office		\$2,420.00	\$2,420.00
1204.			
1300. Additional Settlement Charges			
1301. Property Taxes to District of Columbia Treasurer - POC by seller \$265.58			
1302. Water Balance - Zero			
1303. Tax Certificate to District Title Reimbursement		\$15.00	
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
1310.			
1311.			
1312.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$5,756.04	\$17,695.00

See signature addendum



The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

