A. Settlement Statement (HUD-1)

OMB No. 2502-0265

U.S. Department of Housing and Urban Development

B. Type of Loan: [X] Conv Ins [ ] FHA [ ] VA [ ] Other **File Number: TBD** **Loan Number: TBD**

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. Austin Alexander Hay and Leila Catherine Hay
717 N. Lincoln Street, Arlington, VA 22201

E. Classic Cottages, LLC
2240 S. Randolph Street, Arlington, VA 22204

F. Brian Kempf, Certainty Home Lending, NMLS #483525

G. 629 N. Lincoln Street, Arlington, VA 22201
STRAIGHTS CLARENDON, Arlington County, VA

H. Double Eagle Title

I. Settlement Date: TBD

100. Gross Amount Due From Borrower			**400. Gross Amount Due To Seller**		
101	Contract sales price	$3,280,000.00	401	Contract sales price	$3,280,000.00
102	Personal property		402	Personal property	
103	Settlement charges (line 1400)	$35,403.89	403		
104			404		
105			405		
106			406		
107	County property taxes prorated	$5,300.00	407	County property taxes prorated	$5,300.00
108			408		
109			409		
120. Gross Amount Due From Borrower			**420. Gross Amount Due To Seller**		
120	**GROSS AMOUNT DUE FROM BORROWER**	$3,320,703.89	**420**	**GROSS AMOUNT DUE TO SELLER**	$3,285,300.00
200. Amounts Paid By/On Behalf Of Borrower			**500. Reductions In Amount Due To Seller**		
201	Deposit or earnest money	$50,000.00	501	Excess deposit	
202	Principal amount new loan(s)	$1,750,000.00	502	Settlement charges to seller (1400)	$16,800.00
203	Existing loan(s) taken subject to		503	Existing loan(s) taken subject to	
204			504	Seller Credit - No Buyer Broker 3%	$98,400.00
205			505	Seller Credit - Builder Closing Work	$146,900.00
206			506	Seller Credit - Rate Buydown 4.5%	$60,000.00
207			507	Seller Credit - Generator + Addtl	$50,548.00
208	Seller Credit - Builder Closing Work	$146,900.00	508		
209	Seller Credit - Rate Buydown 4.5%	$60,000.00	509		
210	Seller Credit - No Buyer Broker 3%	$98,400.00	510		
211	Seller Credit - Generator + Addtl	$50,548.00	511		
212			512		
220. Total Paid By/For Borrower			**520. Total Reduction Amount Due Seller**		
220	**TOTAL PAID BY/FOR BORROWER**	$2,155,848.00	**520**	**TOTAL REDUCTIONS**	$394,848.00
300. Cash At Settlement From/To Borrower			**600. Cash At Settlement To/From Seller**		
301	Gross amount due (line 120)	$3,320,703.89	601	Gross amount due (line 420)	$3,285,300.00
302	Less amounts paid (line 220)	$2,155,848.00	602	Less reductions (line 520)	$394,848.00
303	**CASH FROM BORROWER**	$1,164,855.89	**603**	**CASH TO SELLER**	$2,890,452.00

L. Settlement Charges

Line	Description	Paid by Borrower	Paid by Seller
700	**Total Sales/Broker Commission**		
	Division of commission: N/A (no buyer broker)	$0.00	$0.00
800	**Items Payable In Connection With Loan**		
801	Loan origination fee 0.5%	$8,750.00	
802	Loan discount		
803	Appraisal fee	$750.00	
804	Credit report	$75.00	
805	Lender inspection fee	$500.00	
806	Flood certification	$25.00	
900	**Items Required By Lender To Be Paid In Advance**		
901	Interest from closing to 1st pmt (15 days @ $215.97/day)*	$3,239.55	
902	Mortgage insurance premium		
903	Homeowner's insurance 12 months	$4,500.00	
1000	**Reserves Deposited With Lender**		
1001	Hazard insurance 2 months @ $375.00/mo	$750.00	
1002	Mortgage insurance		
1003	City property taxes		
1004	Property taxes 2 months @ $2,651.42/mo	$5,302.84	
1100	**Title Charges**		
1101	Settlement or closing fee	$750.00	$750.00
1102	Abstract or title search		
1103	Title examination		
1104	Title insurance binder		
1105	Document preparation	$200.00	$200.00
1106	Notary fees	$50.00	$50.00
1107	Attorney fees	$500.00	$500.00
1108	Title insurance - lender's coverage	$2,800.00	
1109	Title insurance - owner's coverage	$3,500.00	
1110	Title search	$350.00	
1200	**Government Recording and Transfer Charges**		
1201	Deed recording fees	$43.00	
1202	Mortgage recording fees	$56.00	
1203	VA Grantor's Tax ($1 per $500 of sale price)		$6,600.00
1204	State deed transfer tax	$2,925.00	
1205	State mortgage recording tax	$1,337.50	
1206	VA Congestion Relief Fee ($0.25 per $100)		$8,250.00
1300	**Additional Settlement Charges**		
1304			
1305	Pest treatment bond		$450.00
1400	**TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502)**	$35,403.89	$16,800.00

Loan Terms Summary

Loan Amount:	$1,750,000.00
Interest Rate:	4.500% (with seller-paid buydown)
Loan Term:	30 years fixed
Monthly P&I:	$8,865.42 (estimated)
Lender:	Certainty Home Lending (NMLS #483525)
Loan Officer:	Brian Kempf

* Line 901: Dependent on closing date. Covers interest from settlement to first mortgage payment.