PROPERTY:

TYPE OF FINANCING		
SALES PRICE	\$ \$	\$
AMOUNT FINANCED	\$ \$	\$

HUD-1	ITEM	HOW COMPUTED			
1100-1	Pro-rata Interest on	Interest Rate x Loan Balance		<u> </u>	
	Existing Loan(s)	÷ by 360 x Number of Days	į		
		From Last Payment to the Settlement Date + 10 Days.			
		(See footnote regarding			
		FHA loan payoff.)**	\$	\$	\$
	Prepayment Penalty	Check with Existing Lender	\$	\$	\$
504	Estimated Payoff 1 <sup>st</sup> Trust	Principal Balance	\$	\$	\$
505	Estimated Payoff 2 <sup>nd</sup> Trust	Principal Balance	\$	\$	\$
506-9	Seller's Contribution to Purchaser's Closing Cost (if any)	As per Sales Contract	\$	\$	\$
808-11	Seller-Paid Lender Fees	\$500 - \$800 (VA & FHA)	\$	\$	\$
510-13	Prorated City/County Property Taxes/Assessments		\$	\$	\$
514	Unpaid HOA/Condo/Coop Dues or Special Assessments		\$	\$	\$
515	Other Prorated Taxes				
	Other Liens		\$	\$	\$
	Brokerage & Financing				
701	Listing Company Compensation		\$	\$	\$
702	Buyer's Company Compensation		\$	\$	\$
	Other		\$	\$	\$
	Closing				
1102	Settlement Fee or Closing Fee	\$250 - \$600	\$	\$	\$
	Deed Preparation Fee	\$100 - \$300	\$	\$	\$
1111	Release of Liens/Trusts	Average \$100 per Release	\$	\$	\$
	Other (power of attorney, etc.)		\$	\$	\$
	Miscellaneous (if applic.)				
1201	Recording Releases	\$51 per Release (includes e-file)	\$	\$	\$
1206	Grantors' Tax	\$1.00 per \$1,000 of Sales Price or assessed value (whichever is greater)			•
		OR if Loan is Assumed, \$1.00 per \$1,000 Above Principal Balance	\$	\$	\$
1207	Regional Congestion Relief Fee & Regional WMATA Capital Fee (as	\$2.00 per \$1,000 of Sales Price or assessed value (whichever is			
	applicable in Alexandria City, Arlington, Fairfax, Loudoun and	greater)	\$	\$	\$
	Prince William Counties and all cities contained within )	<b>OR</b> if Loan is Assumed, \$2.00 per \$1,000 Above Principal Balance			
1302	Pest Inspection		\$	\$	\$
1305	Home Warranty	\$500 - \$800	\$	\$	\$
Other	Well & Septic Inspection		\$	\$	\$
Other	Other Inspection		\$	\$	\$
Other	Repairs		\$	\$	\$
Other	HOA/Condo/Coop Disclosures	\$100 - \$325 per Association (POC*)	\$	\$	\$
Other	Other		\$	\$	\$
	Total Estimated Cost of Settlement		\$	\$	\$
	0.1.0.				•
	Sales Price		\$	\$	\$
	LESS: Total Estimated Cost of Settler	\$	\$	\$	
	LESS: Seller Held Trust, if not Sold	- itama ata V	\$	\$	\$
	Other (e.g. rent back, walk through items, etc.)		\$	\$	\$

\*POC = Paid Outside of Closing

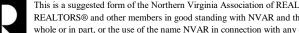
Adjusted Net Proceeds

These estimates are not guaranteed and may not include escrows. Escrow balances are reimbursed by the existing lender. When a loan is assumed, Purchaser reimburses Seller for escrow balance at settlement, unless otherwise stated in the contract. Taxes, rents and association dues are pro-rated at settlement. Under Virginia law, Seller's proceeds may not be available for up to 2 business days following the completion of the settlement. Seller acknowledges receipt of this statement.

PREPARED BY AGENT	SELLER	
DATE	OFILED	
DATE	SELLER	

\*\*FHA Loan payoff: If the payoff is not received by the lender by the 1st day of the month, the lender has the right to collect interest to the end of the month in which the payoff is received. If a written notice is not given, an additional month's interest may accrue. Such notice is the responsibility of the seller.

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