

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

FINAL**B. Type of Loan**

1 ☐ FHA	2 ☐ FmHA	3 ☐ Conv. Unins.	6 File Number 13-0816	7 Loan Number	8 Mortgage Insurance Case Number
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 information purposes and are not included in the total. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.					TitleExpress Settlement System Printed 09/03/2013 at 11:38 CH
D. NAME OF BORROWER		WSD Capital, LLC, a Virginia Limited Liability Company			
ADDRESS		4021 University Drive, Suite 200, Fairfax, Virginia 22030			
E. NAME OF SELLER		The Estate of Betty L. Cheatham aka Betty Louise Cheatham (Adm. No. 2012 ADM 000869)			
ADDRESS		11515 Lockhart Place, Silver Spring, MD 20902			
F. NAME OF LENDER		EagleBank			
ADDRESS		7815 Woodmont Avenue, Bethesda, Maryland 20814			
G. PROPERTY ADDRESS:		859 Venable Place NW, Washington, DC 20012			
		Lot 0039 in Square 2971			
H. SETTLEMENT AGENT		Premum Title & Escrow, LLC, Telephone 202-299-0100 Fax 202-299-0300			
PLACE OF SETTLEMENT		1534 14th Street NW, Washington, DC 20005			
I. SETTLEMENT DATE		09/03/2013			
J. SUMMARY OF BORROWER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BORROWER			400. GROSS AMOUNT DUE TO SELLER		
101. Contract sales price	350,000.00	401. Contract sales price	350,000.00		
102. Personal property		402. Personal property			
103. Settlement charges to borrower (line 1400)	8,695.45	403.			
104.		404.			
105.		405.			
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes 09/03/13 to 09/30/13	125.02	406. City/town taxes 09/03/13 to 09/30/13	125.02		
109.		409.			
110.		410.			
111.		411.			
112.		412.			
120. GROSS AMOUNT DUE FROM BORROWER	359,820.47	420. GROSS AMOUNT DUE TO SELLER	350,125.02		
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT DUE TO SELLER		
201. Deposit or earnest money		501. Excess Deposit (see instructions)			
202. Principal amount of new loans	262,500.00	502. Settlement charges to seller (line 1400)	26,551.41		
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to			
204.		504. Payoff 120301200548627	48,355.68		
		PNC BANK, NA			
205.		505.			
206.		506. Water Acct#0043763-2	9.16		
		DC Water and Sewer Authority			
207.		507. Water Escrow	300.00		
		HELD			
208.		508.			
209.		509.			
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
213.		513.			
214.		514.			
215.		515.			
216.		516.			
217.		517.			
218.		518.			
219.		519.			
220. TOTAL PAID BY/FOR BORROWER	262,500.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	75,215.65		
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120)	359,820.47	601. Gross amount due to seller (line 420)	350,125.02		
302. Less amounts paid by/for borrower (line 220)	262,500.00	602. Less reduction amount due seller (line 520)	75,215.65		
303. CASH FROM BORROWER	97,320.47	603. CASH TO SELLER	274,909.37		

BOARD OF ZONING ADJUSTMENT
District of ColumbiaCASE NO. 18732EXHIBIT NO. 8
 00:30 AM 15 JAN 2014
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 D.C. OFFICE OF ZONING

 Board of Zoning Adjustment
 District of Columbia
 CASE NO. 18732
 EXHIBIT NO. 8

SETTLEMENT STATEMENT

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L SETTLEMENT CHARGES			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700	TOTAL SALES/BROKER'S COMMISSION based on price \$350,000.00 @ 6.000 = 21,000.00			
	Division of commission (line 700) as follows			
701	\$ 10,500.00	to Long and Foster		
702	\$ 10,500.00	to M Squared Real Estate LLC		
703	Commission paid at Settlement			21,000.00
704	Administration Fee	to Long and Foster		345.00
800	ITEMS PAYABLE IN CONNECTION WITH LOAN			
801	Loan Origination Fee	% EagleBank retained by lender	1,706.25	
802	Loan Discount	%		
803	Appraisal Fee	to EagleBank retained by lender	425.00	
804	Credit Report			
805	Doc Prep Fee	to EagleBank retained by lender	350.00	
806	Flood Cert Fee	to EagleBank retained by lender	50.00	
807	Release Fee	to EagleBank retained by lender	76.20	
808	Tax Services	to EagleBank retained by lender	70.00	
809				
810				
811				
900	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901	Interest From	to @ \$ /day		
902	Mortgage Insurance Premium for	0 mont to		
903	Hazard Insurance Premium for	0 mont to		
904				
905				
1000	RESERVES DEPOSITED WITH LENDER FOR			
1001	Hazard Insurance	mo @ \$ /mo		
1002	Mortgage Insurance	mo @ \$ /mo		
1003	City Property Taxes	mo @ \$ /mo		
1004	County Property Taxes	mo @ \$ /mo		
1005	Annual Assessments	mo @ \$ /mo		
1009	Aggregate Analysis Adjustment		0.00	0.00
1100	TITLE CHARGES			
1101	Settlement or Closing Fee	to Premium Title & Escrow, LLC	250.00	250.00
1102	Abstract or Title Search	to Document Services	300.00	
1103	Doc Scanning Fee	to PageStream	45.00	
1104	Insured Closing Letter	to Chicago Title Insurance Company	50.00	
1105	Document Preparation	to Premium Title & Escrow, LLC		175.00
1106	Courier/Overnight Fee	to Federal Express	50.00	50.00
1107	Attorney's fees			
	(includes above items No)			
1108	Title Insurance	to Chicago Title Insurance Company	2,085.00	
	(includes above items No)			
1109	Lender's Policy	262,500.00 - 1,175.70		
1110	Owner's Policy	350,000.00 - 909.30		
1111	Recorder Countering Fee	to Recorder/GC	50.00	
1112	Release Tracking Fee	to Premium Title & Escrow LLC/ Require		35.00
1113				
1200	GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201	Recording Fees Deed \$31.50	, Mortgage \$ 156.50 , Release \$ 31.50	188.00	31.50
1202	City Transfer Tax	Deed \$3,850.00 , Mortgage \$		3,850.00
1203	City Recordation Tax	Deed \$3,850.00 , Mortgage \$	3,850.00	
1204	Construction Tax	Deed \$, Mortgage \$		
1205	Recordation of Asgn of Lease Deed \$	, Mortgage \$, Release \$		
1300	ADDITIONAL SETTLEMENT CHARGES			
1301	Survey	to Millennium Engineering, LLC	150.00	
1302	Recordation of UCC	to DC Treasurer		
1303	Second Half 14 R/E taxes	to DC Treasurer		814.91
1304				
1305				
1306				
1307				
1308				
1400	TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		9,695.45	26,551.41

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