

Settlement Trust, LLC  
 3201 New Mexico Avenue Northwest  
 Suite #249  
 Washington, DC 20016  
 (202) 525-4691

ALTA Combined Settlement Statement

<b>File #:</b>	ST-DC-1321	<b>Property</b>	2315 S Street Northwest	<b>Settlement Date</b>	09/27/2022
<b>Prepared:</b>	09/09/2022		Washington, DC 20008	<b>Disbursement Date</b>	09/27/2022
<b>Settlement Agent:</b>	Erika Schiller	<b>Buyer</b>	John TRIBOLATI and Lisa KIM		
			55 Melbury Road Flat 3 London, London W14 8AD United Kingdom		
		<b>Seller</b>	Mirtha TAPIA de LOPEZ and Augusto LOPEZ-CLAROS		
			Marques del Riscal 10 4 I madrid, MD 28010		
		<b>Lender</b>			

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$4,250,000.00	Sales Price of Property	\$4,250,000.00	
		Deposit		\$400,000.00
\$637,500.00		FIRPTA Withholding		
		<b>Prorations/Adjustments</b>		
	\$251.80	City/Town Taxes 09/27/2022 to 09/30/2022	\$251.80	
		<b>Payoffs/Payments</b>		
\$1,716,880.83		Payoff to Bank Fund Staff Federal Credit Union		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	\$31.50	
		---Deed: \$31.50		
		---Mortgage: \$0.00		
		E-Recording Submission Fee to County Clerk/Simplifile	\$5.30	
		Recordation Tax (State Deed Taxes) to District of Columbia Office of the Recorder of Deeds	\$61,625.00	
\$61,625.00		Transfer Tax (State Deed Taxes) to District of Columbia Office of the Recorder of Deeds		
		<b>Commissions</b>		
\$127,500.00		Listing Agent Commission to Washington Fine Properties, LLC		
\$127,500.00		Selling Agent Commission to Washington Fine Properties, LLC		
		<b>Title Charges</b>		
		Title - Abstract Fee to Potomac Title Corp	\$400.00	
\$25.00		Title - Electronic Storage & Access Fee to Qualia/Settlement Trust, LLC	\$25.00	
		Title - Recording Courier Fee to Settlement Trust, LLC	\$35.00	
		Title - Tax Certificate to Settlement Trust, LLC/DC OTR	\$20.00	
		Title - Title Exam Fee to Settlement Trust, LLC	\$900.00	
\$575.00		Title - Closing Fee to Settlement Trust, LLC		
\$195.00		Title - Deed Prep Fee to The Law Offices of Erika B. Schiller		
		Title - Owner's Title Policy to First American Title Insurance Company	\$21,150.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
\$35.00		Title - Release Tracking Fee to Settlement Trust, LLC		
		Title - Survey Fee to Snider & Associates	\$270.00	
\$500.00		Title - Water Escrow to Settlement Trust/DC Water & Sewer Authority		
		<b>Miscellaneous Charges</b>		
\$15,275.57		2nd Half RE Taxes (Apr. 1-Sept. 30) to DC Treasurer		
\$395.00		WFP Transaction Fee to Washington Fine Properties, LLC		
		WFP Transaction Fee to Washington Fine Properties, LLC	\$395.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$2,688,006.40	\$4,250,251.80			
		<b>Subtotals</b>	\$4,335,108.60	\$400,000.00
		Due from Buyer		\$3,935,108.60
\$1,562,245.40		Due to Seller		
\$4,250,251.80	\$4,250,251.80	<b>Totals</b>	\$4,335,108.60	\$4,335,108.60