

**A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT**  
**SETTLEMENT STATEMENT**

**B. TYPE OF LOAN**  
 1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.

6. FILE NUMBER: [REDACTED] 7. LOAN NUMBER: [REDACTED]

8. MORTGAGE INS CASE NUMBER: [REDACTED]

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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.  
 1.0 3/98 (25 Everpoint(MC) / 29)

D. NAME AND ADDRESS OF BUYER: [REDACTED] LLC, a North Carolina Limited Liability Company  
 [REDACTED]  
 Arden, NC 28704

E. NAME AND ADDRESS OF SELLER: [REDACTED]  
 Eastover, NC 28312

F. NAME AND ADDRESS OF LENDER: [REDACTED]  
 Pittsburgh, PA 15212

G. PROPERTY LOCATION: [REDACTED]  
 Fayetteville, NC 28304  
 Cumberland County, North Carolina

H. SETTLEMENT AGENT: 24 Hour Closing  
 PLACE OF SETTLEMENT: 1320 Matthews-Mint Hill Road  
 Matthews, NC 28105

I. [REDACTED]  
 [REDACTED]  
 [REDACTED]

J. SUMMARY OF BUYER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BUYER:</b>	
101. Contract sales price	140,000.00
102. Personal property	
103. Settlement charges to buyer (line 1400)	40,767.12
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	180,767.12
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:</b>	
201. Deposit or earnest money	5,000.00
202. Principal amount of new loan(s)	156,400.00
203. Existing loan(s) taken subject to	
204.	
205.	
206. Due Diligence	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town taxes	
211. PROPERTY TAX [REDACTED]	263.39
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	161,663.39
<b>300. CASH AT SETTLEMENT FROM/TO BUYER:</b>	
301. Gross amount due from Buyer (Line 120)	180,767.12
302. Less amount paid by/for Buyer (Line 220)	( 161,663.39)
303. CASH FROM BUYER	19,103.73

K. SUMMARY OF SELLER'S TRANSACTION	
<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
401. Contract sales price	140,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	140,000.00
<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	280.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Dep. disbursed as proceeds	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town taxes	
511. PROPERTY TAX [REDACTED]	263.39
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	543.39
<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
601. Gross amount due to Seller (Line 420)	140,000.00
602. Less reductions due Seller (Line 520)	( 543.39)
603. CASH TO SELLER	139,456.61

24 Hour Closing, Settlement Agent

## L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price \$ @ %				PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:					
701.	to				
702.	to				
703.	Commission Paid at Settlement				
704.	to				
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					
801.	Loan Origination Fee	2.5000 %	to [REDACTED] inc.	3,910.00	
802.	Loan Discount	%	to [REDACTED]		
803.	Service Fee		to [REDACTED] inc.	1,499.00	
804.	Construction Holdback		to [REDACTED] inc.	16,000.00	
805.			to [REDACTED]		
806.			to [REDACTED]		
807.			to [REDACTED]		
808.			to [REDACTED]		
809.			to [REDACTED]		
810.			to [REDACTED]		
811.			to [REDACTED]		
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901.	Interest From	[REDACTED]	day ( 14 days %)	627.35	
902.	Mortgage insurance premium	for	month to		
903.	Hazard insurance premium	for	year to		
904.		for	year to		
905.			to		
<b>1000. RESERVES DEPOSITED WITH LENDER</b>					
1001.	Hazard insurance	Months @ \$	per Month		
1002.	Mortgage insurance	Months @ \$	per Month		
1003.	City property taxes	Months @ \$	per Month		
1004.	PROPERTY TAXES	Months @ \$	per Month		
1005.	Annual assessments	Months @ \$	per Month		
1006.		Months @ \$	per Month		
1007.		Months @ \$	per Month		
1008.		Months @ \$	per Month		
<b>1100. TITLE CHARGES</b>					
1101.	Attorney's Fees	to 24 Hour Closing		500.00	
1102.	Title Search / Examination	to 24 Hour Closing		375.00	
1103.	Administrative Fees	to 24 Hour Closing	Copies, Couriers, Postage	150.00	
1104.	Outer County Search	to 24 Hour Closing		150.00	
1105.	Document preparation	to 24 Hour Closing		350.00	
1106.	Payoff Wire Fraud Protection	to 24 Hour Closing		50.00	
1107.	Fiduciary Fee	to 24 Hour Closing		170.00	
(includes above item numbers: )					
1108.	Title insurance	to Statewide Title, Inc.		385.77	
(includes above item numbers: )					
1109.	Lender's coverage				
1110.	Owner's coverage				
1111.	Mobile Notary Fee	to Mobile notary - update payee!		400.00	
1112.	Mortgage Cancellation Fee	to 24 Hour Closing		50.00	
1113.	Proceeds Handling Fee	to 24 Hour Closing		50.00	
1114.		to			
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201.	Recording fees: Deed \$ 90.00; Mortgage ; Releases	to register of deeds		90.00	
1202.	City/County tax/stamps: Deed \$ 280.00; Mortgage	*pd to register of deeds			280.00
1203.	State tax/stamps: Deed ; Mortgage				
1204.	E-Recording Fee	to 24 Hour Closing recording fees		10.00	
1205.		to			
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301.	Assignment Fee	to [REDACTED] LLC		12,000.00	
1302.	JV Agreement	to [REDACTED] LLC		4,000.00	
1303.		to			
1304.		to			
1305.		to			
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>				40,767.12	280.00

# HUD-1, Attachment

**Buyer:** [REDACTED] LLC, a North  
Carolina Limited Liability Company  
[REDACTED]  
Arden, NC 28704

**Seller:** [REDACTED]  
[REDACTED]  
Eastover, NC 28312

**Lender:** [REDACTED] nc.

**Settlement Agent:** 24 Hour Closing  
(704) 743-6387

**Place of Settlement:** 1320 Matthews-Mint Hill Road  
Matthews, NC 28105

**Settlement** [REDACTED]

**Property Location:** [REDACTED]  
Fayetteville, NC 28304  
Cumberland County, North Carolina

[REDACTED] LLC, a North Carolina Limited  
Liability Company

BY

Managing Member

BY

Managing Member