

Certified True Copy

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

B. TYPE OF LOAN				
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> 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 CM SC	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	I. [REDACTED] [REDACTED]
	PLACE OF SETTLEMENT: 1320 Matthews-Mint Hill Road Matthews, NC 28105	

J. SUMMARY OF BUYER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BUYER:

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

200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:

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

300. CASH AT SETTLEMENT FROM/TO BUYER:

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

400. GROSS AMOUNT DUE TO SELLER:

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

420. GROSS AMOUNT DUE TO SELLER	140,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
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

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
<i>Division of Commission (line 700) as Follows:</i>					
701. to					
702. to					
703. Commission Paid at Settlement					
704. to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
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					
806. to					
807. to					
808. to					
809. to					
810. to					
811. to					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From [REDACTED] day (14 days %)				627.35	
902. Mortgage insurance premium for month to [REDACTED]					
903. Hazard insurance premium for year to [REDACTED]					
904. for year to [REDACTED]					
905. to [REDACTED]					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard insurance Months @ \$ to [REDACTED] per Month					
1002. Mortgage insurance Months @ \$ to [REDACTED] per Month					
1003. City property taxes Months @ \$ to [REDACTED] per Month					
1004. PROPERTY TAXES Months @ \$ to [REDACTED] per Month					
1005. Annual assessments Months @ \$ to [REDACTED] per Month					
1006. Months @ \$ to [REDACTED] per Month					
1007. Months @ \$ to [REDACTED] per Month					
1008. Months @ \$ to [REDACTED] per Month					
1100. TITLE CHARGES					
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 [REDACTED]					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
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 [REDACTED]					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Assignment Fee to [REDACTED] LLC 12,000.00					
1302. JV Agreement to [REDACTED] LLC 4,000.00					
1303. to [REDACTED]					
1304. to [REDACTED]					
1305. to [REDACTED]					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				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] Inc.

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

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

Settlement [REDACTED]
[REDACTED]

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

[REDACTED] LLC, a North Carolina Limited
Liability Company [REDACTED]

BY [REDACTED]
[REDACTED]
Managing Member [REDACTED]

BY [REDACTED]
[REDACTED]
Managing Member [REDACTED]