

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT FINAL SETTLEMENT STATEMENT		B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FMHa 3. <input checked="" 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 (25-20432-LMU/19)			
D. NAME AND ADDRESS OF BORROWER: [REDACTED] Raleigh, NC 27603		E. NAME AND ADDRESS OF SELLER: [REDACTED] Kinston, NC 28504	
G. PROPERTY LOCATION: [REDACTED] Kinston, NC 28501 Lenoir County, North Carolina		F. NAME AND ADDRESS OF LENDER: [REDACTED] Henderson, NC 27536	
H. SETTLEMENT AGENT: Tax ID: [REDACTED] Phone: [REDACTED] Brady Boyette PLLC 1025 Dresser Court, Raleigh, NC 27609 PLACE OF SETTLEMENT: 1025 Dresser Court Raleigh, NC 27609		I. SETTLEMENT DATE: January 05, 2026 DISBURSEMENT DATE: January 05, 2026	

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 45,000.00	401. Contract sales price 45,000.00
102. Personal property	402. Personal property
103. Settlement charges to borrower (line 1400) 37,043.85	403.
104.	404.
105.	405.
<i>Adjustments for items paid by seller in advance</i>	<i>Adjustments for items paid by seller in advance</i>
106. City/Town taxes	406. City/Town taxes
107. County taxes	407. County taxes
108. Assessments	408. Assessments
109.	409.
110.	410.
111.	411.
112.	412.
120. GROSS AMOUNT DUE FROM BORROWER 82,043.85	420. GROSS AMOUNT DUE TO SELLER 45,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	500. REDUCTIONS IN AMOUNT DUE TO SELLER:
201. Deposit or earnest money 1,500.00	501. Excess deposit (see instructions)
202. Principal amount of new loan(s) 105,000.00	502. Settlement charges to seller (line 1400) 771.62
203. Existing loan(s) taken subject to	503. Existing loan(s) taken subject to
204.	504. Payoff of first mortgage loan 17,097.45
205.	505. Payoff of second mortgage loan
206.	506.
207.	507. Dep. disbursed as proceeds
208.	508.
209.	509.
<i>Adjustments for items unpaid by seller</i>	<i>Adjustments for items unpaid by seller</i>
210. City/Town taxes	510. City/Town taxes
211. County taxes 01/01/26 to 01/05/26 10.36	511. County taxes 01/01/26 to 01/05/26 10.36
212. Assessments	512. Assessments
213.	513.
214.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.
220. TOTAL PAID BY/FOR BORROWER 106,510.36	520. TOTAL REDUCTION AMOUNT DUE SELLER 17,879.43
300. CASH AT SETTLEMENT FROM/TO BORROWER:	600. CASH AT SETTLEMENT TO/FROM SELLER:
301. Gross amount due from Borrower (Line 120) 82,043.85	601. Gross amount due to Seller (Line 420) 45,000.00
302. Less amount paid by/for Borrower (Line 220) (106,510.36)	602. Less reductions due Seller (Line 520) (17,879.43)
303. CASH TO BORROWER 24,466.51	603. CASH TO SELLER 27,120.57

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower
 [REDACTED] LLC
 BY: [REDACTED] Manager
 BY: [REDACTED]

Seller
 [REDACTED]

[REDACTED]
 BY: [REDACTED]
 Settlement Agent

L. SETTLEMENT CHARGES										PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSIONS Based on Price											
Division of Commission (line 700) as Follows:											
701.	to										
702.	to										
703.	Commission paid at settlement										
704.	to										
800. ITEMS PAYABLE IN CONNECTION WITH LOAN											
801.	to										
802.	to										
803.	to										
804.	to										
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 1/5/2026 to 2/1/2026 @ \$ /day (27 days %)										
902.	Mortgage insurance premium for month to										
903.	Hazard insurance premium for year to										
904.	for year to										
905.	to										
1000. RESERVES DEPOSITED WITH LENDER											
1001.	Months @ \$ per Month										
1002.	Months @ \$ per Month										
1003.	Months @ \$ per Month										
1004.	Months @ \$ per Month										
1005.	Months @ \$ per Month										
1006.	Months @ \$ per Month										
1007.	Months @ \$ per Month										
1008.	Months @ \$ per Month										
1100. TITLE CHARGES											
1101.	Settlement Closing Charges to Brady Boyette PLLC									675.00	
1102.	Note & DOT Preparation to Brady Boyette PLLC									450.00	
1103.	Title examination to										
1104.	Seller Document Preparation to Brady Boyette PLLC									250.00	
1105.	Payoff Courier to Brady Boyette PLLC									75.00	
1106.	Proceeds Delivery Fee to Brady Boyette PLLC										
1107.	to										
(includes above item numbers:)											
1108.	Title insurance to Investors Title									333.85	
(includes above item numbers:)											
1109.	Lender's coverage \$ 105,000.00 305.35										
1110.	Owner's coverage \$ 80,000.00 28.50										
1111.	to										
1112.	to										
1113.	to										
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES											
1201.	Recording fees; Deed \$26.00; Mortgage \$64.00; Releases									90.00	
1202.	City/County tax/stamps; Deed ; Mortgage										
1203.	Revenue Stamps; Deed \$160.00; Mortgage									160.00	
1204.	to										
1205.	E-Recording Fee to Brady Boyette PLLC									10.00	
1300. ADDITIONAL SETTLEMENT CHARGES											
1301.	Assignment Fee to LLC									22,000.00	
1302.	Assignment Fee to LC									13,000.00	
1303.	2025 Property Taxes to Lenoir County Tax Collector 13980										771.62
1304.	to										
1305.	to										
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)										37,043.85	771.62

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.