

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: 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER: 1.0 3/98 (25-20432-LMU/19)	
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.			
D. NAME AND ADDRESS OF BORROWER: <div style="display: flex; align-items: center;"> Raleigh, NC 27603 </div>		E. NAME AND ADDRESS OF SELLER: <div style="display: flex; align-items: center;"> Kinston, NC 28504 </div>	
G. PROPERTY LOCATION: <div style="display: flex; align-items: center;"> Kinston, NC 28501 Lenoir County, North Carolina </div>		H. SETTLEMENT AGENT: Tax ID: Phone: 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>			
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>			
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

LLC

BY:

Manager

BY:

Seller

BY:

Settlement Agent

L. SETTLEMENT CHARGES			
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 [REDACTED]			
903. Hazard insurance premium for year to [REDACTED]			
904. for year to [REDACTED]			
905. to [REDACTED]			
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 [REDACTED] LLC 22,000.00			
1302. Assignment Fee to [REDACTED] LLC 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)			
By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.			
			37,043.85 771.62

[REDACTED]