

<b>A.</b> U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  <b>SETTLEMENT STATEMENT</b>	<b>B. TYPE OF LOAN:</b>				
	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: BROWN 20,12130			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

**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.

<b>D. NAME AND ADDRESS OF BUYER:</b>  Ted D. Brown 2924 Hillmon Grove Rd Cameron, NC 28326	<b>E. NAME AND ADDRESS OF SELLER:</b>  ABJ Investments, LLC Post Office Box 361 Fayetteville, NC 28302	<b>F. NAME AND ADDRESS OF LENDER:</b>
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<b>G. PROPERTY LOCATION:</b> 18 Thunder Valley Court Lillington, NC 27546 Harnett County, North Carolina Lot 80 South Creek	<b>H. SETTLEMENT AGENT:</b> Lynn A. Matthews  <b>PLACE OF SETTLEMENT</b> 1103 West Cumberland Street Dunn, NC 28334	<b>I. SETTLEMENT DATE:</b>  November 19, 2020
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J. SUMMARY OF BUYER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
<b>100. GROSS AMOUNT DUE FROM BUYER:</b>		<b>400. GROSS AMOUNT DUE TO SELLER:</b>	
101. Contract Sales Price	40,000.00	401. Contract Sales Price	40,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	492.00	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	to	406. City/Town Taxes	to
107. County Taxes	11/20/20 to 01/01/21 3.37	407. County Taxes	11/20/20 to 01/01/21 3.37
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. GROSS AMOUNT DUE FROM BUYER</b>	<b>40,495.37</b>	<b>420. GROSS AMOUNT DUE TO SELLER</b>	<b>40,003.37</b>
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:</b>		<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>	
201. Deposit or earnest money		501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	455.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage	
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to	510. City/Town Taxes	to
211. County Taxes	to	511. County Taxes	to
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. TOTAL PAID BY/FOR BUYER</b>		<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	<b>455.00</b>
<b>300. CASH AT SETTLEMENT FROM/TO BUYER:</b>		<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>	
301. Gross Amount Due From Buyer (Line 120)	40,495.37	601. Gross Amount Due To Seller (Line 420)	40,003.37
302. Less Amount Paid By/For Buyer (Line 220)	( )	602. Less Reductions Due Seller (Line 520)	( 455.00)
<b>303. CASH (X FROM) ( TO) BUYER</b>	<b>40,495.37</b>	<b>603. CASH (X TO) ( FROM) SELLER</b>	<b>39,548.37</b>

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

Buyer  
 Ted D. Brown

Seller ABJ Investments, LLC  
 BY: \_\_\_\_\_  
 D. Brian Raynor, Manager

**L. SETTLEMENT CHARGES**

700. TOTAL COMMISSION Based on Price			\$	@	%	PAD FROM BUYERS FUNDS AT SETTLEMENT	PAD FROM SELLERS FUNDS AT SETTLEMENT
<i>Division of Commission (line 700) as Follows:</i>							
701.	\$	to					
702.	\$	to					
703. Commission Paid at Settlement							
704.		to					
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>							
801.	Loan Origination Fee	%	to				
802.	Loan Discount	%	to				
803.	Appraisal Fee		to				
804.	Credit Report		to				
805.	Lender's Inspection Fee		to				
806.	Mortgage Ins.App. Fee		to				
807.	Assumption Fee		to				
808.	Admin Fee						
809.	Flood Certification Fee						
810.							
811.							
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>							
901.	Interest From	to	@ \$	/day	( days	0.00%)	
902.	MIP Tollns. for Life Of Loan	for	months to				
903.	Hazard Insurance Premium for		1.0 years to				
904.							
905.							
<b>1000. RESERVES DEPOSITED WITH LENDER</b>							
1001.	Hazard Insurance	months @ \$		per month			
1002.	Mortgage Insurance	months @ \$		per month			
1003.	City/Town Taxes	months @ \$		per month			
1004.	County Taxes	months @ \$		per month			
1005.	Assessments	months @ \$		per month			
1006.		months @ \$		per month			
1007.		months @ \$		per month			
1008.	Aggregate Adjustment	months @ \$		per month			
<b>1100. TITLE CHARGES</b>							
1101.	Settlement or Closing Fee		to				
1102.	Abstract or Title Search		to	Lynn A. Matthews			
1103.	Title Examination		to				
1104.	Title Insurance Binder		to				
1105.	Document Preparation		to	Pope Law Group PA			375.00
1106.	E-mail loan package fee		to				
1107.	Attorney's Fees		to	Lynn A. Matthews		395.00	
<i>(includes above item numbers: )</i>							
1108.	Title Insurance		to	Investors Title Insurance Company		66.00	
<i>(includes above item numbers: )</i>							
1109.	Lender's Coverage	\$					
1110.	Owner's Coverage	\$	40,000.00				
1111.							
1112.							
1113.							
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>							
1201.	Recording Fees: Deed \$	31.00	; Mortgage \$		; Releases \$		31.00
1202.	City/County Tax/Stamps: Deed			; Deed of Trust			
1203.	State Tax/Stamps: Revenue Stamps		80.00	; Deed of Trust			80.00
1204.							
1205.							
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>							
1301.	Survey		to				
1302.	Pest Inspection		to				
1303.	Courier Fees						
1304.	Cancellation Fee						
1305.	Wire Fee						
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 602, Section K)</b>						<b>492.00</b>	<b>455.00</b>

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

Lynn A. Matthews  
Settlement Agent