

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0265



<b>B. Type of Loan</b>			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 23-089
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number
			8. Mortgage Insurance Case Number
<b>C. Note:</b> 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 "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
<b>D. Name and Address of Borrower</b> Double K Property Management, LLC		<b>E. Name and Address of Seller</b> [REDACTED]	
		<b>F. Name and Address of Lender</b> CASH	
<b>G. Property Location</b> 1755 Hawthorne Road Macon, GA 31211  Bibb		<b>H. Settlement Agent</b> [REDACTED]  Place of Settlement [REDACTED] Macon, GA 31204	
		<b>I. Settlement Date</b> 03/01/2023 DD: 03/01/2023	
<b>J. SUMMARY OF BORROWER'S TRANSACTION:</b>		<b>K. SUMMARY OF SELLER'S TRANSACTION:</b>	
<b>100. GROSS AMOUNT DUE FROM BORROWER</b>		<b>400. GROSS AMOUNT DUE TO SELLER</b>	
101. Contract sales price	94,750.00	401. Contract sales price	94,750.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,755.80	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. HOA Assessments	to	408. HOA Assessments	to
109. 1st Quarter Garbage 03/01/23 to 03/31/23	20.00	409. 1st Quarter Garbage 03/01/23 to 03/31/23	20.00
110.		410.	
111.		411.	
112.		412.	
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>		<b>420. GROSS AMOUNT DUE TO SELLER</b>	
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER</b>		<b>500. REDUCTIONS IN AMOUNT 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)	316.20
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	78,965.50
		PennyMac Loan Servicing, LLC	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes 01/01/23 to 03/01/23	264.51	511. County taxes 01/01/23 to 03/01/23	264.51
212. HOA Assessments	to	512. HOA Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. TOTAL PAID BY / FOR BORROWER</b>		<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>	
<b>300. CASH AT SETTLEMENT FROM OR TO BORROWER</b>		<b>600. CASH AT SETTLEMENT TO OR FROM SELLER</b>	
301. Gross amount due from borrower (line 120)	96,525.80	601. Gross amount due to seller (line 420)	94,770.00
302. Less amounts paid by/for borrower (line 220)	264.51	602. Less reduction amount due to seller (line 520)	79,546.21
<b>303. CASH</b>	<b>96,261.29</b>	<b>603. CASH</b>	<b>15,223.79</b>
FROM	<b>BORROWER</b>	TO	<b>SELLER</b>

L. SETTLEMENT CHARGES:		File Number: 23-089			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT	
700.	<b>TOTAL SALES/BROKER'S COMMISSION based on price \$</b>	@	=				
	Division of commission (line 700) as follows:						
701.	\$	to					
702.	\$	to					
703.	Commission paid at Settlement						
704.							
800.	<b>ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					<b>P.O.C.</b>	
801.	Loan Origination Fee	%					
802.	Loan Discount	%					
803.	Appraisal Fee	to					
804.	Credit Report	to					
805.	Lender's Inspection Fee	to					
806.	Underwriting Fee	to					
807.	Ga Res Loan Fee	to					
808.							
809.							
810.							
811.							
812.							
813.							
814.							
815.							
900.	<b>ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>						
901.	Interest	from	to	@ \$	/day		
902.	Mortgage Insurance Premium	to					
903.	Hazard Insurance Premium	yrs. to					
904.							
905.							
1000.	<b>RESERVES DEPOSITED WITH LENDER FOR</b>						
1001.	Hazard Insurance	mo.	@ \$		/ mo.		
1002.	Mortgage Insurance	mo.	@ \$		/ mo.		
1003.	City property taxes	mo.	@ \$		/ mo.		
1004.	County property taxes	mo.	@ \$		/ mo.		
1005.	Annual Assessments	mo.	@ \$		/ mo.		
1006.		mo.	@ \$		/ mo.		
1007.		mo.	@ \$		/ mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count						
1100.	<b>TITLE CHARGES</b>						
1101.	Settlement or closing fee	to					
1102.	Abstract or title search	to	Martin A. Wilson			250.00	
1103.	Title examination	to					
1104.	Title insurance binder	to					
1105.	Document preparation	to					
1106.	Notary fees	to					
1107.	Attorney's fees	to	Martin A. Wilson			750.00	
	(includes above item No: )						
1108.	Title insurance	to	Chicago Title Insurance Company			536.00	
	(includes above item No: )						
1109.	Lender's coverage						
1110.	Owner's coverage	94,750.00 --- 536.00					
1111.	Courier/Misc Fee		Martin A. Wilson			75.00	
1112.	E-Filing Fee		Martin A. Wilson			25.00	
1113.							
1200.	<b>GOVERNMENT RECORDING AND TRANSFER CHARGES</b>						
1201.	Recording fees	Deed \$	25.00	; Mortgage \$		25.00	
1202.	City/county/stamps	Deed \$		; Mortgage \$			
1203.	State tax/stamps	Deed \$	94.80	; Mortgage \$		94.80	
1204.							
1205.							
1300.	<b>ADDITIONAL SETTLEMENT CHARGES</b>						
1301.	Survey	to					
1302.	Pest inspection	to					
1303.	Outstanding Solid Waste		Macon-Bibb County Tax Commissioner			256.20	
1304.	1st Quarter Solid Waste		Macon-Bibb County Tax Commissioner			60.00	
1305.							
1306.							
1307.							
1308.							
1400.	<b>TOTAL SETTLEMENT CHARGES</b>	(enter on lines 103 and 502, Sections J and K)				1,755.80	316.20