

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 2024-841	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				

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 "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Casey Campbell and Angela Nell Campbell	E. Name & Address of Seller: Cheryl Alexander Brown and Janie Alexander Campbell, Co-Trustees of Herman D. Alexander Generation Skipping Trust dated October 14, 1998 6134 Chesley Lane Dallas, TX 75214	F. Name & Address of Lender: Cash Cloisng
G. Property Location: 2570 Bud Black Road Auburn, AL 36879	H. Settlement Agent: Davidson, Davidson, Umbach & Forbus, LLC	I. Settlement Date: 10/11/2024
	Place of Settlement: 310 Samford Village Court, Ste 200 Auburn, AL 36830	Funding Date: 10/11/2024
		Disbursement Date: 10/11/2024

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction																																																																																																																																																																				
<table><tr><th colspan="2">100. Gross Amount Due from Borrower</th></tr><tr><td>101. Contract sales price</td><td>\$210,000.00</td></tr><tr><td>102. Personal property</td><td></td></tr><tr><td>103. Settlement charges to borrower (line 1400)</td><td>\$1,929.00</td></tr><tr><td>104.</td><td></td></tr><tr><td>105.</td><td></td></tr><tr><td>Adjustment for items paid by seller in advance</td><td></td></tr><tr><td>106. City/Town Taxes</td><td></td></tr><tr><td>107. County Taxes</td><td></td></tr><tr><td>108. Assessments</td><td></td></tr><tr><td>109.</td><td></td></tr><tr><td>110.</td><td></td></tr><tr><td>111.</td><td></td></tr><tr><td>112.</td><td></td></tr><tr><td>120. Gross Amount Due from Borrower</td><td>\$211,929.00</td></tr><tr><td>200. Amount Paid by or in Behalf of Borrower</td><td></td></tr><tr><td>201. Deposit</td><td>\$2,000.00</td></tr><tr><td>202. Principal amount of new loan(s)</td><td></td></tr><tr><td>203. 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Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges			
700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :			
701. \$7,350.00 to TrueSouth Properties			
702. \$5,250.00 to Keller Williams Realty Auburn/Opelika			
703. Commission paid at settlement			\$12,600.00
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge			
802. Your credit or charge (points) for the specific interest rate chosen			
803. Appraisal fee			
804. Credit report			
805. Tax service			
806. Flood certification			
807.			
808.			
809.			
810.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 10/11/2024 to 11/01/2024			
902. Mortgage insurance premium			
903. Homeowner's insurance			
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account			
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Settlement or closing fee to Davidson, Davidson, Umbach & Forbus, LLC			
1102. Owner's title insurance to First American Title Insurance Company		\$625.00	
1103. Lender's title insurance to First American Title Insurance Company			
1104. Lender's title policy limit \$			
1105. Owner's title policy limit \$210,000.00			
1106. Title - Settlement Fee to Davidson, Davidson, Umbach & Forbus, LLC		\$750.00	
1107. Title - Examination to Davidson, Davidson, Umbach & Forbus, LLC		\$150.00	
1108. Title - Search to Davidson, Davidson, Umbach & Forbus, LLC		\$100.00	
1109. Title - Courier Fee to Davidson, Davidson, Umbach & Forbus, LLC		\$40.00	
1110. Title - Deed Preparation to Davidson, Davidson, Umbach & Forbus, LLC			\$150.00
1111. Title - Wire Fee for Proceeds to Davidson, Davidson, Umbach & Forbus, LLC			\$40.00
1112. Title - Mail Away Fee to Davidson, Davidson, Umbach & Forbus, LLC			\$200.00
1113. Title - Mail Away Fee to Davidson, Davidson, Umbach & Forbus, LLC		\$40.00	
1200. Government Recording and Transfer Charges			
1201. Recording fees: Deed \$14.00 Mortgage \$ Release \$ to Lee County Judge of Probate		\$14.00	
1202. City/County tax/stamps Deed \$ Mortgage \$			
1203. State tax/stamps Deed \$210.00 Mortgage \$ to Lee County Judge of Probate		\$210.00	
1204.			
1300. Additional Settlement Charges			
1301.			
1302.			
1303. 2024- Property Taxes to Lee County Revenue Commissioner			\$53.39
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$1,929.00	\$13,043.39

See signature addendum

Casey Campbell

Date

Angela Nell Campbell

Date

Herman D. Alexander Generation Skipping Trust dated October 14, 1998

By:

Cheryl Alexander Brown, Co-Trustee

Date

By:

Janie Alexander Campbell, Co-Trustee

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date