Centerview Title Group, LLC 3684 Centerview Drive 120 Chantilly, VA 20151 (571) 318-5030	ALTA Combined Settlement Statement

File #:	MD.02.22.7073	Property	2508 Falling Brook Terrace Adelphi, MD 20783	**Settlement Date** **Disbursement Date**	03/11/2022 03/11/2022
Prepared:	03/11/2022				
Escrow Officer:		Buyer	Bob Buyer		
		Seller	Sally Seller		
		Lender	Sandy Spring Bank 17801 Georgia Avenue Olney, MD 20832		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	$615,000.00	Sales Price of Property	$615,000.00	
		Deposit		$3,000.00
		Loan Amount		$305,000.00
		Broker Credit		$700.00
		2nd Trust Proceeds		$17,452.52
		Closing Credit		$100.00
$400.00		Water Escrow		
		Prorations/Adjustments		
	$19.78	Assessments 03/11/2022 to 03/31/2022	$19.78	
	$1,684.84	County Taxes 03/11/2022 to 06/30/2022	$1,684.84	
		Loan Charges		
		4% of Loan Amount (Points)	$12,200.00	
		Administration Fee	$1,295.00	
$250.00		Attorney Deed Prep Fee to Gregory L. Oxley, Esq.		
$55.00		Courier Fee to Centerview Title Group, LLC	$55.00	
		Digital Archiving Fee to Centerview Title Group, LLC	$90.00	
		Recording Service Fee to Centerview Title Group, LLC	$10.00	
$85.00		Release Procurement Fee to Centerview Title Group, LLC/ReQuire		
$30.00		Wire Fee to Centerview Title Group, LLC	$30.00	
		Appraisal Fee	$500.00	
		Credit Report Fee	$46.00	
		Flood Certification Fee	$12.50	
		Tax Service Fee	$85.00	
		Prepaid Interest ($27.53 per day from 03/11/2022 to 04/01/2022)	$578.13	
		Impounds		
		Homeowner's insurance $40 per month for 3 mo.	$120.00	
		Property taxes $541.86 per month for 6 mo.	$3,251.16	
		Aggregate adjustment		$360.00
		Payoffs/Payments		
$550,000.00		Payoff to Tom B		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Principal : $550,000.00		
		Government Recording and Transfer Charges		
		Recording Fees	$120.00	
		---Deed: $60.00		
		---Mortgage: $60.00		
$1,691.25		Recordation Tax (County Deed Taxes) to Prince George's County	$1,691.25	
$4,305.00		Transfer Tax (County Deed Taxes) to Prince George's County	$4,305.00	
$1,537.50		Transfer Tax (State Deed Taxes) to Clerk of the Circuit Court		
		Commissions		
$15,375.00		Listing Agent Commission to Showcase Real Estate, LLC		
$15,375.00		Selling Agent Commission to Compass		
		Title Charges		
		Title - CPL (Lender) to First American Title Insurance Company	$45.00	
		Title - Lender's Title Policy to First American Title Insurance Company	$1,064.00	
$350.00		Title - Settlement Fee to Centerview Title Group, LLC	$350.00	
		Title Exam Fee to Centerview Title Group, LLC	$300.00	
		Title Insurance Binder to Centerview Title Group, LLC	$150.00	
		Title - Owner's Title Policy to First American Title Insurance Company	$1,955.00	
		Miscellaneous Charges		
		2nd Quarter HOA Dues to White Oak Manor Homeowners Association, INC.	$88.00	
		Flat Fee to Compass	$495.00	
$67.95		HOA Doc Processing Fee Reimb to Centerview Title Group, LLC		
$316.00		HOA Document Reimbursement to Showcase Real Estate, LLC		
$75.00		HOA Payoff Request Management Fee Reimb to Centerview Title Group, LLC		
$648.00		Home Warranty to Cinch Home Services		
$125.00		Transfer Fee to Chambers Management, INC.		
		Homeowner's Insurance Premium to State Farm	$480.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
$590,685.70	**$616,704.62**	**Subtotals**	**$646,020.66**	**$326,612.52**
		Due from Buyer		$319,408.14
$26,018.92		Due to Seller		
$616,704.62	**$616,704.62**	**Totals**	**$646,020.66**	**$646,020.66**

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Centerview Title Group, LLC to cause the funds to be disbursed in accordance with this statement.

Bob Buyer Date

Sally Seller Date

Settlement Agent Date

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	3/11/2022	**Borrower**	Bob Buyer	**Loan Term**	30 years
Closing Date	3/11/2022			**Purpose**	Purchase
Disbursement Date	3/11/2022			**Product**	Fixed Rate
Settlement Agent	Centerview Title Group, LLC	**Seller**	Sally Seller		
File #	MD.02.22.7073			**Loan Type**	☒ Conventional ☐ FHA ☐ VA ☐ ___________
Property	2508 Falling Brook Terrace Adelphi, MD 20783	**Lender**	Sandy Spring Bank	**Loan ID #**	
Sale Price	$615,000			**MIC #**	

Loan Terms

		Can this amount increase after closing?
Loan Amount	$305,000	**NO**
Interest Rate	3.25 %	**NO**
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$1,327.38	**NO**
		Does the loan have these features?
Prepayment Penalty		**NO**
Balloon Payment		**NO**

Projected Payments

Payment Calculation		Years 1-30
Principal & Interest		$1,327.38
Mortgage Insurance	+	0
Estimated Escrow *Amount can increase over time*	+	581.86
Estimated Total Monthly Payment		$1,909.24

		This estimate includes	In escrow?
Estimated Taxes, Insurance & Assessments *Amount can increase over time* *See page 4 for details*	$610.86 Monthly	☒ Property Taxes	**YES**
		☒ Homeowner's Insurance	**YES**
		☒ Other: HOA Dues	**NO**
		See Escrow Account on page 4 for details. You must pay for other property costs separately.	

Costs at Closing

Closing Costs	$28,956.04	Includes $16,232.50 in Loan Costs + $12,723.54 in Other Costs - $0 in Lender Credits. *See page 2 for details.*
Cash to Close	$319,408.14	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*

Closing Cost Details

Loan Costs

		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		**$13,495.00**				
01 4 % of Loan Amount (Points)		$12,200.00				
02 Administration Fee		$1,295.00				
03						
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		**$643.50**				
01 Appraisal Fee	to Sharper Lending	$500.00				
02 Credit Report	to CreditPlus, Inc.	$46.00				
03 Flood Certification	to CoreLogic	$12.50				
04 Tax Service	to Sandy Spring Bank	$85.00				
05						
06						
07						
08						
09						
10						
C. Services Borrower Did Shop For		**$2,094.00**				
01 Title - ARCHIVE FEE	to Centerview Title Group	$90.00				
02 Title - Closing Protection Letter	to First American Title Insurance	$45.00				
03 Title - Courier Fee	to Centerview Title Group	$55.00				
04 Title - Lender's Title Insurance	to First American Title Insurance	$1,064.00				
05 Title - Recording Service Fee	to Centerview Title Group	$10.00				
06 Title - Settlement Fee	to Centerview Title Group	$350.00				
07 Title - Title Examination	to Centerview Title Group	$300.00				
08 Title - Title Insurance Binder	to Centerview Title Group	$150.00				
09 Title - Wire Transfer Fee	to Centerview Title Group	$30.00				
D. TOTAL LOAN COSTS (Borrower-Paid)		**$16,232.50**				
Loan Costs Subtotals (A + B + C)		$16,232.50				

Other Costs

		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
E. Taxes and Other Government Fees		**$6,116.25**				
01 Recording Fees	Deed: $60.00 Mortgage: $60.00	$120.00				
02 City/County Tax/Stamps	to Clerk of the Circuit Court	$5,996.25				
F. Prepaids		**$1,058.13**				
01 Homeowner's Insurance Premium (12 mo.) to State Farm		$480.00				
02 Mortgage Insurance Premium (mo.)						
03 Prepaid Interest ($27.53 per day from 3/11/22 to 4/1/22)		$578.13				
04 Property Taxes (mo.)						
05						
G. Initial Escrow Payment at Closing		**$3,011.16**				
01 Homeowner's Insurance	$40.00 per month for 3 mo.	$120.00				
02 Mortgage Insurance	per month for mo.					
03 Property Taxes	$541.86 per month for 6 mo.	$3,251.16				
04						
05						
06						
07						
08 Aggregate Adjustment		-$360.00				
H. Other		**$2,538.00**				
01 HOA DUES	to White Oak Manor HOA	$88.00				
02 Real Estate Commission	to Showcase Real Estate			$30,750.00		
03 Real Estate Commission	to Compass			$15,870.00		
04 Realtor Admin Fee	to Compass	$495.00				
05 Title - Owner's Title Insurance (optional)	to First American Title Insurance	$1,955.00				
06						
07						
I. TOTAL OTHER COSTS (Borrower-Paid)		**$12,723.54**				
Other Costs Subtotals (E + F + G + H)		$12,723.54				

		Borrower-Paid		Seller-Paid		Paid by Others
J. TOTAL CLOSING COSTS (Borrower-Paid)		**$28,956.04**				
Closing Costs Subtotals (D + I)		$28,956.04		$46,620.00		
Lender Credits						

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	$31,090.00	$28,956.04	**YES** · See **Total Loan Costs (D)** and **Total Other Costs (I)**.
Closing Costs Paid Before Closing	$0	$0	**NO**
Closing Costs Financed (Paid from your Loan Amount)	$0	$0	**NO**
Down Payment/Funds from Borrower	$310,000.00	$310,000.00	**NO**
Deposit	$0	-$3,000.00	**YES** · You **increased** this payment. See Deposit in **Section L**.
Funds for Borrower	$0	$0	**NO**
Seller Credits	$0	$0	**NO**
Adjustments and Other Credits	$0	-$16,547.90	**YES** · See details in **Section K and Section L**.
Cash to Close	**$341,090.00**	**$319,408.14**	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing			**$645,660.66**
01	Sale Price of Property		$615,000.00
02	Sale Price of Any Personal Property Included in Sale		
03	Closing Costs Paid at Closing (J)		$28,956.04
04			
Adjustments			
05			
06			
07			
Adjustments for Items Paid by Seller in Advance			
08	City/Town Taxes	to	
09	County Taxes	03/11/22 to 06/30/22	$1,684.84
10	Assessments	03/11/22 to 03/31/22	$19.78
11			
12			
13			
14			
15			
L. Paid Already by or on Behalf of Borrower at Closing			**$326,252.52**
01	Deposit		$3,000.00
02	Loan Amount		$305,000.00
03	Existing Loan(s) Assumed or Taken Subject to		
04	POC's Only		
05	Seller Credit		
Other Credits			
06	2nd trust Proceeds		$17,452.52
07			
Adjustments			
08	Credit from title company		$100.00
09	Credit from Compass		$700.00
10			
11			
Adjustments for Items Unpaid by Seller			
12	City/Town Taxes	to	
13	County Taxes	to	
14	Assessments	to	
15			
16			
17			
CALCULATION			
Total Due from Borrower at Closing (K)			$645,660.66
Total Paid Already by or on Behalf of Borrower at Closing (L)			-$326,252.52
Cash to Close ☒ **From** ☐ **To Borrower**			**$319,408.14**

SELLER'S TRANSACTION

M. Due to Seller at Closing			**$615,000.00**
01	Sale Price of Property		$615,000.00
02	Sale Price of Any Personal Property Included in Sale		
03			
04			
05			
06			
07			
08			
Adjustments for Items Paid by Seller in Advance			
09	City/Town Taxes	to	
10	County Taxes	to	
11	Assessments	to	
12			
13			
14			
15			
16			
N. Due from Seller at Closing			**$46,620.00**
01	Excess Deposit		
02	Closing Costs Paid at Closing (J)		$46,620.00
03	Existing Loan(s) Assumed or Taken Subject to		
04	Payoff of First Mortgage Loan		
05	Payoff of Second Mortgage Loan		
06			
07			
08	Seller Credit		
09			
10			
11			
12			
13			
Adjustments for Items Unpaid by Seller			
14	City/Town Taxes	to	
15	County Taxes	to	
16	Assessments	to	
17			
18			
19			
CALCULATION			
Total Due to Seller at Closing (M)			$615,000.00
Total Due from Seller at Closing (N)			-$46,620.00
Cash ☐ **From** ☒ **To Seller**			**$568,380.00**

Additional Information About This Loan

Loan Disclosures

Assumption
If you sell or transfer this property to another person, your lender
☐ will allow, under certain conditions, this person to assume this loan on the original terms.
☒ will not allow assumption of this loan on the original terms.

Demand Feature
Your loan
☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
☒ does not have a demand feature.

Late Payment
If your payment is more than *15* days late, your lender will charge a late fee of *5% of the principal and interest overdue.*

Negative Amortization (Increase in Loan Amount)
Under your loan terms, you
☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
☒ do not have a negative amortization feature.

Partial Payments
Your lender
☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
☒ does not accept any partial payments.
If this loan is sold, your new lender may have a different policy.

Security Interest
You are granting a security interest in
2508 Falling Brook Terrace, Adelphi, MD 20783

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account
For now, your loan
☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	$6,400.46	Estimated total amount over year 1 for your escrowed property costs: *Property Taxes, Homeowner's Insurance*
Non-Escrowed Property Costs over Year 1	$319.00	Estimated total amount over year 1 for your non-escrowed property costs: *HOA Dues* You may have other property costs.
Initial Escrow Payment	$3,011.16	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	$581.86	The amount included in your total monthly payment.

☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,
Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	$494,666.91
Finance Charge. The dollar amount the loan will cost you.	$187,606.91
Amount Financed. The loan amount available after paying your upfront finance charge.	$290,249.37
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	3.648 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	56.864 %

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Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at **www.consumerfinance.gov/mortgage-closing**

Other Disclosures

Appraisal
If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details
See your note and security instrument for information about
- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure
If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

☒ state law does not protect you from liability for the unpaid balance.

Refinance
Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions
If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Sandy Spring Bank		Compass	Showcase Real Estate, LLC	Centerview Title Group, LLC
Address	17801 Georgia Avenue Olney, MD 20832		1313 14th Street NW Washington, DC 20005	13608 Voland Court Dayton, MD 21036	3684 Centerview Drive, Suite 120 Chantilly, VA 20151
NMLS ID	406382				
MD License ID			72033 MD	69796 MD	2082309
Contact	Mabel Claure		Manuel Alvarez	Edward Brady Jr.	Treasure Taylor
Contact NMLS ID	1045535				
Contact MD License ID	N/A		639528 MD	69796 MD	3000652614 MD
Email	mclaure@sandyspringbank.com		manuel.alvarez@compass.com	edbradyjr@gmail.com	ttaylor@cvtitle.com
Phone	240-539-0337		410-866-7342	301-648-6000	571-375-1851

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Bob Buyer Date

A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv Ins.	6. File No. **MD.08.22.7427**	7. Loan No.	8. Mortgage Insurance Case No.

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: **Housing LLC**	E. Name & Address of Seller: **Smarty Pants LLC**	F. Name & Address of Lender: **Hard Money Lender**
G. Property Location: **11414 Neelsville Church Road Germantown, MD 20876**	H. Settlement Agent: **Centerview Title Group, LLC** Place of Settlement: **3684 Centerview Drive 120 Chantilly, VA 20151**	I. Settlement Date: **09/30/2022** Funding Date: **09/30/2022** Disbursement Date: **09/30/2022**

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	$370,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	$75,199.64
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes 09/30/2022 to 06/30/2023	$3,282.98
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	**$448,482.62**
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	
202. Principal amount of new loan(s)	$327,500.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	**$327,500.00**
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$448,482.62
302. Less amounts paid by/for borrower (line 220)	$327,500.00
303. Cash ☒ From ☐ To Borrower	$120,982.62

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$370,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes 09/30/2022 to 06/30/2023	$3,282.98
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	**$373,282.98**
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	$4,377.31
503. Existing loan(s) taken subject to	
504. Payoff to Chase	$129,883.33
505. Payoff of Second Mortgage	
506. Escrow for Final Water Bill	$500.00
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	**$134,760.64**
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$373,282.98
602. Less reductions in amounts due seller (line 520)	$134,760.64
603. Cash ☒ To ☐ From Seller	$238,522.34

he Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this formation, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is esigned to provide the parties to a RESPA covered transaction with information during the settlement process.

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. $			
702. $			
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge $9,792.25	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #A)	$9,792.25	
804. Appraisal fee to Justin Drost - POC by borrower $500.00	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808. Construc on Draw to		$50,000.00	
809. Loan Processing Fee to - POC by borrower $1,500.00			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 09/30/2022 to 10/01/2022 @ $84.79 /day	(from GFE #10)	$84.79	
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's insurance to Chenault Insurance Services LLC	(from GFE #11)	$2,162.10	
904. Real Estate Taxes to Montgomery County Maryland			$4,377.31
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment $0.00			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	$2,327.00	
1102. Settlement or closing fee to Centerview Title Group, LLC $1,100.00			
1103. Owner's title insurance to Westcor Land Title Insurance Company	(from GFE #5)	$1,815.50	
1104. Lender's title insurance to Westcor Land Title Insurance Company $322.00			
1105. Lender's title policy limit $409,375.00			
1106. Owner's title policy limit $370,000.00			
1107. Agent's portion of the total title insurance premium to Centerview Title Group, LLC $1,710.00			
1108. Underwriter's portion of the total title insurance premium to Westcor Land Title Insurance Company $427.50			
1109. Title Exam Fee to Centerview Title Group, LLC $325.00			
1110. Title Binder fee to Centerview Title Group, LLC $150.00			
1111. Deed Preparation Fee to Nancy L Gusman Esq $250.00			
1112. Release Procurement Fee to Centerview Title Group, LLC $85.00			
1113. Digital Archiving Fee to Centerview Title Group, LLC $45.00			
1114. CPL (Lender) to Westcor Land Title Insurance Company $50.00			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	$175.00	
1202. Deed $60.00 Mortgage $115.00 Release $ to Clerk of the Circuit Court			
1203. Transfer taxes	(from GFE #8)	$5,550.00	
1204. City/County tax/stamps Deed $3,700.00 Mortgage $ to Montgomery County			
1205. State tax/stamps Deed $1,850.00 Mortgage $ to Clerk of the Circuit Court			
1206. Recordation Tax Deed $3,293.00 to Montgomery County		$3,293.00	
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302.			
1303.			
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
1310.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		**$75,199.64**	**$4,377.31**

See signature addendum

Housing LLC, a Maryland Limited Liability Company

By:

, Sole Member Date

Smarty Pants LLC

By:

, Sole Member 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

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued	8/24/2023
Closing Date	8/31/2023
Disbursement Date	8/31/2023
Settlement Agent	
File #	23022396
Property	14906 River Chase Court Bowie, MD 20715
Appraised Prop. Value	$715,000

Transaction Information

Borrower	Harry Homeowner and Harriett Homeowner
Seller	
Lender	Aura Mortgage Advisors, LLC

Loan Information

Loan Term	30 years
Purpose	Refinance
Product	Fixed Rate
Loan Type	☒ Conventional ☐ FHA ☐ VA ☐ ___________
Loan ID #	
MIC #	

Loan Terms

Loan Terms		Can this amount increase after closing?
Loan Amount	$560,000	**NO**
Interest Rate	7.75 %	**NO**
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$4,011.91	**NO**
		Does the loan have these features?
Prepayment Penalty		**NO**
Balloon Payment		**NO**

Projected Payments

Payment Calculation		**Years 1-30**
Principal & Interest		$4,011.91
Mortgage Insurance	+	0
Estimated Escrow *Amount can increase over time*	+	1,239.34
Estimated Total Monthly Payment		$5,251.25

Estimated Taxes, Insurance & Assessments *Amount can increase over time* *See page 4 for details*	$1,239.34 Monthly	**This estimate includes**	**In escrow?**
		☒ Property Taxes	**YES**
		☒ Homeowner's Insurance	**YES**
		☒ Other: 0	**YES**
		See Escrow Account on page 4 for details. You must pay for other property costs separately.	

Costs at Closing

Closing Costs	$29,245.52	Includes $9,274.95 in Loan Costs + $19,970.57 in Other Costs - $0 in Lender Credits. *See page 2 for details.*
Cash to Close	$5,475.03	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*

Closing Cost Details

Loan Costs

	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
A. Origination Charges	**$6,400.00**				
01 % of Loan Amount (Points)					
02 Origination Fee	$5,600.00				
03 Processing Fees	$500.00				
04 Underwriting Fees	$300.00				
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	**$2,874.95**				
01 Appraisal Fee to Dart Appraisal	$510.00				
02 Credit Report to XACTUS	$96.00				
03 Flood Certification to Kroll Factual Data	$9.00				
04 Tax Service to CoreLogic	$80.00				
05 Tax Transcripts to CoreLogic	$13.45				
06 Title - Closing Protection Letter to First American Title Insurance	$50.00				
07 Title - Lender's Title Insurance to Centerview Title Group, LLC	$1,086.50				
08 Title - Record Releases to Centerview Title Group, LLC	$85.00				
09 Title - Settlement Fee to Centerview Title Group, LLC	$500.00				
10 Title - Title Examination to Centerview Title Group, LLC	$250.00				
11 Title - Title Insurance Binder to Centerview Title Group, LLC	$150.00				
12 Title - Title Search to Centerview Title Group, LLC	$45.00				
C. Services Borrower Did Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	**$9,274.95**				
Loan Costs Subtotals (A + B + C)	$9,274.95				

Other Costs

	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
E. Taxes and Other Government Fees	**$491.75**				
01 Recording Fees Deed: Mortgage: $60.00	$60.00				
02 Transfer Taxes to Recordation Tax; Prince George	$431.75				
F. Prepaids	**$14,726.45**				
01 Homeowner's Insurance Premium (12 mo.) to USAA		$5,657.80			
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest ($120.56 per day from 8/31/23 to 9/1/23)	$120.56				
04 Property Taxes (mo.) to 23/24 Prince George County Tax Coll	$8,948.09				
05					
G. Initial Escrow Payment at Closing	**$4,752.37**				
01 Homeowner's Insurance $471.48 per month for 4 mo.	$1,885.92				
02 Mortgage Insurance per month for mo.					
03 Property Taxes $699.53 per month for 5 mo.	$3,497.65				
04 Condo Fees $68.33 per month for 2 mo.	$136.66				
05					
06					
07					
08 Aggregate Adjustment	-$767.86				
H. Other					
01					
02					
03					
04					
05					
06					
I. TOTAL OTHER COSTS (Borrower-Paid)	**$19,970.57**				
Other Costs Subtotals (E + F + G + H)	$14,312.77	$5,657.80			
J. TOTAL CLOSING COSTS (Borrower-Paid)	**$29,245.52**				
Closing Costs Subtotals (D + I)	$23,587.72	$5,657.80			
Lender Credits					

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	$30,015.00	$29,245.52	**YES** · See Total Other Costs (I).
Closing Costs Paid Before Closing	$0	-$5,657.80	**YES** · You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	-$18,113.00	-$18,112.69	**NO**
Down Payment/Funds from Borrower	$0	$0	**NO**
Deposit	$0	$0	**NO**
Funds for Borrower	$0	$0	**NO**
Seller Credits	$0	$0	**NO**
Adjustments and Other Credits	$0	$0	**NO**
Cash to Close	**$11,902.00**	**$5,475.03**	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		**$565,475.03**
01	Sale Price of Property	
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	$23,587.72
04	SPS	$541,887.31
Adjustments		
05		
06		
07		
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes to	
09	County Taxes to	
10	Assessments to	
11		
12		
13		
14		
15		
L. Paid Already by or on Behalf of Borrower at Closing		**$560,000.00**
01	Deposit	
02	Loan Amount	$560,000.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	
Other Credits		
06		
07		
Adjustments		
08		
09		
10		
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes to	
14	Assessments to	
15		
16		
17		
CALCULATION		
Total Due from Borrower at Closing (K)		$565,475.03
Total Paid Already by or on Behalf of Borrower at Closing (L)		-$560,000.00
Cash to Close ☒ **From** ☐ **To Borrower**		**$5,475.03**

SELLER'S TRANSACTION

M. Due to Seller at Closing		
01	Sale Price of Property	
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes to	
10	County Taxes to	
11	Assessments to	
12		
13		
14		
15		
16		
N. Due from Seller at Closing		
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes to	
15	County Taxes to	
16	Assessments to	
17		
18		
19		
CALCULATION		
Total Due to Seller at Closing (M)		$0.00
Total Due from Seller at Closing (N)		$0.00
Cash ☐ **From** ☒ **To Seller**		**$0**

Additional Information About This Loan

Loan Disclosures

Assumption
If you sell or transfer this property to another person, your lender
☐ will allow, under certain conditions, this person to assume this loan on the original terms.
☒ will not allow assumption of this loan on the original terms.

Demand Feature
Your loan
☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
☒ does not have a demand feature.

Late Payment
If your payment is more than *15* days late, your lender will charge a late fee of *3% of the principal and interest overdue.*

Negative Amortization (Increase in Loan Amount)
Under your loan terms, you
☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
☒ do not have a negative amortization feature.

Partial Payments
Your lender
☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
☒ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
☐ does not accept any partial payments.
If this loan is sold, your new lender may have a different policy.

Security Interest
You are granting a security interest in
14906 River Chase Court, Bowie, MD 20715

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account
For now, your loan
☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	$14,872.08	Estimated total amount over year 1 for your escrowed property costs: *See attached page for additional information*
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	$4,752.37	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	$1,239.34	The amount included in your total monthly payment.

☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,
Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	$1,453,681.47
Finance Charge. The dollar amount the loan will cost you.	$891,458.97
Amount Financed. The loan amount available after paying your upfront finance charge.	$552,826.99
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	7.884 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	157.93 %

?

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at **www.consumerfinance.gov/mortgage-closing**

Other Disclosures

Appraisal
If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details
See your note and security instrument for information about
- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure
If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

☒ state law does not protect you from liability for the unpaid balance.

Refinance
Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions
If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Aura Mortgage Advisors, LLC				Centerview Title Group, LLC
Address	10 Malcolm X Boulevard, Ground Floor Roxbury, MA 02119				3684 Centerview Drive, 120-A Chantilly, VA 20151
NMLS ID	23467				
MD License ID	36-23467				2082309
Contact	Philip Scott Glucker				Gregory Oxley
Contact NMLS ID	2156884				
Contact MD License ID	2156884				2082309
Email	sglucker@ bluehubcapital.org				orders@cvtitle.com
Phone	617-933-5855				571-318-5030

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature   Date   Co-Applicant Signature   Date

Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Additional Information About This Loan

Loan Disclosures

Escrow Account

Escrow		
Escrowed Property Costs over Year 1	$14,872.08	Estimated total amount over year 1 for your escrowed property costs: *Property Taxes, Homeowner's Insurance, Condo Fees*

Closing Disclosure

Closing Information

Date Issued	
Closing Date	03/11/2022
Disbursement Date	03/11/2022
Settlement Agent	Centerview Title Group, LLC
File #	MD.02.22.7073
Property	2508 Falling Brook Terrace Adelphi, MD 20783
Sale Price	$615,000.00

Transaction Information

Borrower	Bob Buyer
Seller	Sally Seller
Lender	Sandy Spring Bank

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing	**$616,704.62**
01 Sale Price of Property	$615,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes	
10 County Taxes 03/11/2022 to 06/30/2022	$1,684.84
11 Assessments 03/11/2022 to 03/31/2022	$19.78
12	
13	
14	
15	
16	
N. Due from Seller at Closing	**$590,685.70**
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	$40,285.70
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan to Tom B	$550,000.00
05 Payoff of Second Mortgage Loan	
06 Water Escrow	$400.00
07	
08 Seller Credit	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes	
15 County Taxes	
16 Assessments	
17	
18	
19	
Calculation	
Total Due to Seller at Closing (M)	$616,704.62
Total Due from Seller at Closing (N)	-$590,685.70
Cash to Close ☐ **From** ☒ **To Seller**	**$26,018.92**

Contact Information

Real Estate Broker (B)	
Name	Compass
Address	6227 North Charles Street Baltimore, MD 21212
ST License ID	
Contact	Manuel Alvarez
Contact ST License ID	639528
Email	manuel.alvarez@compass.com
Phone	(410) 866-7342
Real Estate Broker (S)	
Name	Showcase Real Estate, LLC
Address	13608 Voland Court Dayton, MD 21036
ST License ID	
Contact	Ed Brady
Contact ST License ID	69796
Email	broker@showcaserei.com
Phone	(301) 648-6000
Settlement Agency	
Name	Centerview Title Group, LLC
Address	3684 Centerview Drive 120 Chantilly, VA 20151
ST License ID	2082309
Contact	Treasure Taylor
Contact ST License ID	3000652614
Email	ttaylor@cvtitle.com
Phone	(571) 375-1851

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at **www.consumerfinance.gov/mortgage-closing**

Closing Cost Details

LOAN COSTS	Seller Paid At Closing	Seller Paid Before Closing
A. Origination Charges		
01 4% of Loan Amount (Points)		
02		
B. Services Borrower Did Not Shop For		
01		
02		
03		
04		
05		
06		
07		
08		
C. Services Borrower Did Shop For		
01 Attorney Deep Prep Fee to Gregory L. Oxley, Esq.	$250.00	
02 Courier Fee to Centerview Title Group, LLC	$55.00	
03 Release Procurement Fee to Centerview Title Group, LLC/ReQuire	$85.00	
04 Title - Settlement Fee to Centerview Title Group, LLC	$350.00	
05 Wire Fee to Centerview Title Group, LLC	$30.00	
06		
07		
08		
09		
10		
11		

OTHER COSTS		
E. Taxes and Other Government Fees		
01 Recording Fees Deed: $60.00 Mortgage: $60.00		
02 Recordation Tax (County Deed Taxes) to Prince George's County	$1,691.25	
03 Transfer Tax (County Deed Taxes) to Prince George's County	$4,305.00	
04 Transfer Tax (State Deed Taxes) to Clerk of the Circuit Court	$1,537.50	
F. Prepaids		
01 Homeowner's Insurance Premium to State Farm		
02 Mortgage Insurance Premium		
03 Prepaid Interest		
04 Property Taxes		
05		
G. Initial Escrow Payment at Closing		
01 Homeowner's insurance		
02 Mortgage insurance		
03 Property taxes		
04		
05		
06		
07		
08		
H. Other		
01 HOA Doc Processing Fee Reimb to Centerview Title Group, LLC	$67.95	
02 HOA Document Reimbursement to Showcase Real Estate, LLC	$316.00	
03 HOA Payoff Request Management Fee Reimb to Centerview Title Group, LLC	$75.00	
04 Home Warranty to Cinch Home Services	$648.00	
05 Listing Agent Commission to Showcase Real Estate, LLC	$15,375.00	
06 Selling Agent Commission to Compass	$15,375.00	
07 Transfer Fee to Chambers Management, INC.	$125.00	
08		
09		
10		
J. TOTAL CLOSING COSTS	**$40,285.70**	

Confirm Receipt

Sally Seller Date