

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT 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: A-17188-P			7. LOAN NUMBER:	
	8. MORTGAGE (N5) 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.

D. NAME AND ADDRESS OF BORROWER: Yeamans Park LLC	E. NAME AND ADDRESS OF SELLER: City of Hanahan	F. NAME AND ADDRESS OF LENDER: City of Hanahan 1255 Yeamans Hall Road Hanahan, SC 29410
G. PROPERTY LOCATION: 1240 1/2, 1240 A&B, 1242 Yeamans Hall Road, 5902 Howard Street Hanahan, SC 29410 Berkeley County, South Carolina Pearl Park, Lots 6, 5, and 4, Block C	H. SETTLEMENT AGENT: Dodds Hennessey & Smith, LLC PLACE OF SETTLEMENT: 973 Houston Northcull Blvd Suite 101 Mount Pleasant, SC 29464	I. SETTLEMENT DATE: June 7, 2022 DISBURSEMENT DATE: June 7, 2022

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract sales price	425,000.00
102. Personal Property	
103. Settlement charges to borrower (line 1400)	4,870.00
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	429,870.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	3,400.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207. Seller Financing	403,750.00
208. Survey Credit	7,000.00
209.	
<i>Adjustments for items unpaid by seller</i>	
210. User/Stormwater 01/01/22 to 06/07/22	257.13
211. County taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	414,407.13
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross amount due from Borrower (Line 120)	429,870.00
302. Less amount paid by/for Borrower (Line 220)	(414,407.13)
303. CASH FROM BORROWER	15,462.87

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	425,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	425,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	22,115.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Dep. retained by Dunes Commercial Property	3,400.00
507. Seller Financing	403,750.00
508. Survey Credit	7,000.00
509.	
<i>Adjustments for items unpaid by seller</i>	
510. User/Stormwater 01/01/22 to 06/07/22	257.13
511. County taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	436,522.13
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross amount due to Seller (Line 420)	425,000.00
602. Less reductions due Seller (Line 520)	(436,522.13)
603. CASH FROM SELLER	11,522.13

Short sale: City paid \$11,522.13 to close.

Carolina One commission: \$12,750.00.

L. SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Item	Description	Amount	Rate		
700.	TOTAL COMMISSION Based on Price	\$ 425,000.00 @ 6.0000 %	25,500.00		
701.	Division of Commission (per 700) as follows: \$ 12,750.00 to Carolina One Real Estate				
702.	\$ 12,750.00 to Dunes Commercial Properties LLC				
	Less Deposit Retained		3,400.00		
703.	Commission Paid at Settlement				22,100.00
704.	Dep. retained by Dunes Commercial Pr to Dunes Commercial Properties LLC		POC 3,400.00		
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN				
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 insurance application fee	to			
807.	Assumption fee	to			
808.		to			
809.		to			
810.		to			
811.		to			
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest From 08/07/22 to 07/01/22 @ \$ /day (24 days %)				
902.	Mortgage insurance premium for month to				
903.	Hazard insurance premium for year to				
904.		for Year to			
905.		to			
1000.	RESERVES DEPOSITED WITH LENDER				
1001.	Hazard Insurance	Months @ \$	per Month		
1002.	Mortgage Insurance	Months @ \$	per Month		
1003.	User/Stormwater Fee	Months @ \$	per Month		
1004.	County property taxes	Months @ \$	per Month		
1005.	Annual assessments	Months @ \$	per Month		
1006.		Months @ \$	per Month		
1007.		Months @ \$	per Month		
1008.		Months @ \$	per Month		
1100.	TITLE CHARGES				
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to			
1103.	Title examination	to Dodds Hennessey & Sill, LLC		485.00	
1104.	Title insurance binder	to The Carolinas Title Agency		175.00	
1105.	Document preparation	to Haynsworth Sinkler Boyd, PA- POC			
1106.	Notary fees	to			
1107.	Attorney's fees	to Dodds Hennessey & Sill, LLC		1,600.00	
	(includes above item numbers:)		
1108.	Title Insurance	to The Carolinas Title Agency		1,112.50	
	(includes above item numbers:)		
1109.	Lender's coverage	\$ 403,760.00	100.00		
1110.	Owner's coverage	\$ 425,000.00	1,012.50		
1111.		to			
1112.		to			
1113.		to			
1114.		to			
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees: Deed \$ 15.00; Mortgage \$ 25.00; Releases			25.00	15.00
1202.	City/County tax/stamps: Deed \$ 1,572.50; Mortgage			1,572.50	
1203.	State tax/stamps: Deed ; Mortgage				
1204.		to			
1205.		to			
1300.	ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey	to			
1302.	Pest inspection	to			
1303.		to			
1304.		to			
1305.		to			
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			4,870.00	22,115.00

Acknowledgment Of Receipt Of Settlement Statement

Buyer/Borrower: Yeamans Park LLC

Seller: City of Hanahan
Lender: City of Hanahan
Settlement Agent: Dodds Hennessy & Slith, LLC
(843) 881-1022

Place of Settlement: 973 Houston Northcutt Blvd, Suite 101
Mount Pleasant, SC 29464

Settlement Date: June 7, 2022

Property Location: 1240 1/2, 1240 A&B, 1242 Yeamans Hall Road, 5902 Howard Street
Hanahan, SC 29410
Berkeley County, South Carolina
Port Park, Lots 6, 5, and 4, Block C

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Yeamans Park LLC

BY: _____
Alejandro Gonzalez
Manager

City of Hanahan

BY: _____
Michael J. Cochran
City Administrator

Dodds Hennessy & Slith, LLC
Settlement Agent