

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$		
Division of Commission (line 700) as follows			%	
701.	\$ 10,000.00	to Carolina One Real Estate		10,000.00
702.	\$	to Carolina One Real Estate	Less Deposit Returned	10,000.00
703.	Commission Paid at Settlement			
704.				
705. TOTAL BALANCE				to

PAID FROM
 BURDENS
 EXPENSES
 BATTLEBAY

ON
 TRUST
 FOR
 LEASE
 FROM
 1000 M
 DEPARTMENT

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
SETTLEMENT STATEMENT

1. FHA 2. FARMHA 3. CONY UNINS 4. CM 5. COMM BIR

6. FILE NUMBER: HAN/HAN 2805-000 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 not included in this table. Items marked "POC" were paid outside the closing. They are shown here for informational purposes and are not included in the table.

D. NAME AND ADDRESS OF BUYER City of Hanahan 1205 Yeomans Hall Road Hanahan, SC 29410	E. NAME AND ADDRESS OF SELLER Brenda Joy Dell, Individually, and as Trustee of the Miller Family Trust c/o Brenda Joy Dell c/o Edward H. Miller dated September 30, 2008 [REDACTED]	F. NAME AND ADDRESS OF LENDER CASH
G. PROPERTY LOCATION 1242 Yeomans Hall Road (off) Hanahan, SC 29410 Berkley County, South Carolina 285-15-06-031, 032, 033, 034	H. SETTLEMENT AGENT Reeves Law, PA 57-1118051 PLACE OF SETTLEMENT 400 North Cedar Street Summerville, SC 29483	I. SETTLEMENT DATE June 29, 2018

J. SUMMARY OF BUYER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract Sales Price	316,000.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	1,895.00
104.	
105.	
Adjustments For Items Paid By Seller in Advance	
106. 265-15-06-031 to	
107. 265-15-06-032 to	
108. 265-15-06-033 to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	311,895.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit of earnest money	10,000.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209. Rent Credit 7/1/18 - 6/15/18	741.88
Adjustments For Items Unpaid By Seller	
210. 265-15-06-031 01/01/18 to 06/30/18	475.53
211. 265-15-06-032 01/01/18 to 06/30/18	603.81
212. 265-15-06-033 01/01/18 to 06/30/18	723.90
213. 265-15-06-034 01/01/18 to 06/30/18	845.06
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	13,194.36
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross Amount Due From Buyer (Line 120)	311,895.00
302. Less Amount Paid By/For Buyer (Line 220)	(13,194.36)
303. CASH (X FROM) (TO) BUYER	298,700.64

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	316,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments For Items Paid By Seller in Advance	
406. 265-15-06-031 to	
407. 265-15-06-032 to	
408. 265-15-06-033 to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	310,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	1,895.00
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506. Deposit retained by broker	10,000.00
507.	
508.	
509. Rent Credit 7/1/18 - 6/15/18	741.88
Adjustments For Items Unpaid By Seller	
510. 265-15-06-031 01/01/18 to 06/30/18	475.53
511. 265-15-06-032 01/01/18 to 06/30/18	603.81
512. 265-15-06-033 01/01/18 to 06/30/18	723.90
513. 265-15-06-034 01/01/18 to 06/30/18	845.06
514.	
515.	
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517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	14,617.36
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	310,000.00
602. Less Reductions Due Seller (Line 520)	(14,617.36)
603. CASH (X TO) (FROM) SELLER	295,382.64

L. SETTLEMENT CHARGES

100. TOTAL COMMISSION Based on Price		10000.00		10.000.00	
Provision of Commission from 2000 to Present					
101. \$ 10,000.00	to	Carolina One Real Estate	Loan/Discount Related	10,000.00	
102. \$	to	Carolina One Real Estate			
103. Commission Paid at Settlement					
104.					
105. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance	months @ \$		per month		
1002. Mortgage Insurance	months @ \$		per month		
1003. 265-15-06-031	months @ \$		per month		
1004. 265-15-06-032	months @ \$		per month		
1005. 265-15-06-033	months @ \$		per month		
1006.	months @ \$		per month		
1007.	months @ \$		per month		
1008. Appraisal Adjustments	months @ \$		per month		
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to				
1102. Abstract or Title Search	to	Carler \$383.00 RLPA \$137.00			
1103. Title Examination	to				
1104. Title Insurance Binder	to				100.00
1105. Documents Preparation	to	Reeves Law, PA			
1106. Notary Fees	to		Other Documents		335.00
1107. Attorney's Fees	to	Reeves Law, PA			
(Includes above item numbers 1101 and 1103)					
1108. Title Insurance	to	Palmetto Title Insurance Company			400.00
(Includes above item numbers)					
1109. Lender's Coverage	\$				771.00
1110. Owner's Coverage	\$	310,000.00			
1111. E-Recording Fee	to	Reeves Law, PA - Piling/Account		771.00	
1112.					25.00
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees Deed \$	11.00. Mortgage \$		Refund \$		
1202. City/County Tax/Stamp, Deed					
1203. State Tax/Stamp, Reverse Stamp		1,147.00. Mortgage			11.00
1204.		Mortgage			1,147.00
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 102, Section J and 502, Section K)				1,891.00	1,482.00

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

Signed: [Signature] City of [Blank]
 By: [Signature]
 In: [Blank] as [Blank]

Sold as: [Signature]
 Brenda Joy Deik, Individually and as Trustee of the Miller Family Trust with Brenda Joy Deik with Edward H. Miller dated September 10, 2008

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE DEBTS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Reeves Law, PA Settlement Agent

IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON VIOLATION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

INTERNATIONAL AND REAL PROPERTY TAX ACT (IRS SECTION 1445). The Foreign Investment and Taxation Act of 1980 (FITA) applies. SELLER agrees to provide Broker with a certification establishing that no federal or state law is established that the transaction is exempt and the BUYER intends to use the property as a residence in this given state.

SECTION 12-8-580. SELLER covenants and agrees to comply with South Carolina Code Section 12-8-580 (relating to existing laws at time of closing), regarding withholding requirements of SELLERS who are not residents of South Carolina.

SEX OFFENDER/CRIMINAL INFORMATION: Parties agree that Brokers are not responsible for obtaining or disclosing information in the SC Sex Offender Registry and no course of action may be brought against any Brokers for failure to obtain or disclose sex offender or criminal information. Buyer and Seller agree that they have sole responsibility to obtain or disclose sex offender, death, psychological stigma, clandestine laboratory, and crime information from sources (e.g. law enforcement, P.I., web). The Buyer may obtain information about the Sex Offender Registry and persons registered in the Registry by contacting the local county Sheriff or other appropriate law enforcement officials.

ADDITIONAL TERMS AND CONDITIONS. Seller to deliver to Buyer 2011 Survey and any environmental reports within 3 days from acceptance

44. **FACSIMILE:** The parties agree that the offer, any counteroffer and/or acceptance of any offer or counteroffer may be communicated by use of a fax and the signatures, initials and handwritten or typewritten modifications to any of the foregoing shall be deemed to be valid and binding upon the parties as if the original signatures, initials and handwritten or typewritten modifications were present on the documents in the handwriting of each party.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties.

THIS IS A LEGALLY BINDING AGREEMENT. BOTH BUYER AND SELLER SHALL SEEK FURTHER ASSISTANCE IF THE CONTENTS ARE NOT UNDERSTOOD. BOTH BUYER AND SELLER ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT. BOTH BUYER AND SELLER ACKNOWLEDGE RECEIVING, READING, AND UNDERSTANDING THE SOUTH CAROLINA REAL ESTATE COMMISSION'S AGENCY DISCLOSURE FORM.

ALL TERMS AND CONDITIONS OF THIS AGREEMENT DO NOT SURVIVE CLOSING UNLESS OTHERWISE SPECIFIED.


IN WITNESS WHEREOF, this Agreement has been duly executed by the parties.

BUYER: [Signature] Date 10/27/17 Time 9:20 AM
 City of [Redacted]

WITNESS: [Signature] Date 27 OCT 17 Time 9:20 AM

BUYER: _____ Date _____ Time _____

WITNESS: _____ Date _____ Time _____

BUYER BUYER AND SELLER  SELLER HAVE READ THIS PAGE.