

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: 2019-0338P			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 shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*
1.0 3/98 (2019-0338P-PFD/2019-0338P/1)

D. NAME AND ADDRESS OF BORROWER: Ben Hill County, Georgia 402 E. Pine St. Fitzgerald, GA 31750	E. NAME AND ADDRESS OF SELLER: Virgil Purvis 488 B Daisy Rd. Fitzgerald, GA 31750	F. NAME AND ADDRESS OF LENDER:
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G. PROPERTY LOCATION: 602 S. Grant St. Fitzgerald, GA 31750 Ben Hill County, Georgia Lots 1 & 2, SQ 6, BLK 15	H. SETTLEMENT AGENT: 58-1873531 Jay, Sherrell, Smith, Braddy & Cook, P.C. PLACE OF SETTLEMENT 101 East Pine Street Fitzgerald, GA 31750-0308	I. SETTLEMENT DATE: October 18, 2019
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J. SUMMARY OF BORROWER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER:			
101. Contract Sales Price		162,000.00	
102. Personal Property			
103. Settlement Charges to Borrower (Line 1400)		1,205.00	
104.			
105.			
<i>Adjustments For Items Paid By Seller in advance</i>			
106. City/Town Taxes	to		
107. County Taxes	to		
108. Assessments	to		
109.			
110.			
111.			
112.			
120. GROSS AMOUNT DUE FROM BORROWER		163,205.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:			
201. Deposit or earnest money			
202. Principal Amount of New Loan(s)			
203. Existing loan(s) taken subject to			
204.			
205.			
206.			
207.			
208.			
209.			
<i>Adjustments For Items Unpaid By Seller</i>			
210. City/Town Taxes	01/01/19 to 10/18/19	547.09	
211. County Taxes	01/01/19 to 10/18/19	1,894.03	
212. Assessments	to		
213.			
214.			
215.			
216.			
217.			
218.			
219.			
220. TOTAL PAID BY/FOR BORROWER		2,441.12	
300. CASH AT SETTLEMENT FROM/TO BORROWER:			
301. Gross Amount Due From Borrower (Line 120)		163,205.00	
302. Less Amount Paid By/For Borrower (Line 220)		(2,441.12)	
303. CASH (X FROM) (TO) BORROWER		160,763.88	

K. SUMMARY OF SELLER'S TRANSACTION			
400. GROSS AMOUNT DUE TO SELLER:			
401. Contract Sales Price		162,000.00	
402. Personal Property			
403.			
404.			
405.			
<i>Adjustments For Items Paid By Seller in advance</i>			
406. City/Town Taxes	to		
407. County Taxes	to		
408. Assessments	to		
409.			
410.			
411.			
412.			
420. GROSS AMOUNT DUE TO SELLER		162,000.00	
500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
501. Excess Deposit (See Instructions)			
502. Settlement Charges to Seller (Line 1400)		9,720.00	
503. Existing loan(s) taken subject to			
504. Payoff First Mortgage			
505. Payoff Second Mortgage			
506.			
507.			
508.			
509.			
<i>Adjustments For Items Unpaid By Seller</i>			
510. City/Town Taxes	01/01/19 to 10/18/19	547.09	
511. County Taxes	01/01/19 to 10/18/19	1,894.03	
512. Assessments	to		
513.			
514.			
515.			
516.			
517.			
518.			
519.			
520. TOTAL REDUCTION AMOUNT DUE SELLER		12,161.12	
600. CASH AT SETTLEMENT TO/FROM SELLER:			
601. Gross Amount Due To Seller (Line 420)		162,000.00	
602. Less Reductions Due Seller (Line 520)		(12,161.12)	
603. CASH (X TO) (FROM) SELLER		149,838.88	

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price	\$ 162,000.00 @ 6.0000 %	9,720.00		
<i>Division of Commission (line 700) as Follows:</i>				
701. \$ 9,720.00	to Coldwell Banker Active Real Estate			
702. \$	to			
703. Commission Paid at Settlement				9,720.00
704.	to			
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 Ins. App. Fee	to			
807. Assumption Fee	to			
808.				
809.				
810.				
811.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest From	to @ \$ /day (days %)			
902. MIP Totlins. for LifeOfLoan	for months to			
903. Hazard Insurance Premium for	1.0 years to			
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard Insurance	months @ \$	per month		
1002. Mortgage Insurance	months @ \$	per month		
1003. City/Town Taxes	months @ \$	per month		
1004. County Taxes	months @ \$	per month		
1005. 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 Jay, Sherrell, Smith, Braddy & Cook, P.C.		375.00	
1102. Abstract or Title Search	to Jay, Sherrell, Smith, Braddy & Cook, P.C.		648.00	
1103. Title Examination	to			
1104. Title Insurance Binder	to			
1105. Document Preparation	to Jay, Sherrell, Smith, Braddy & Cook, P.C.		170.00	
1106. Notary Fees	to			
1107. Attorney's Fees	to			
<i>(includes above item numbers:)</i>				
1108. Title Insurance	to			
<i>(includes above item numbers:)</i>				
1109. Lender's Coverage	\$			
1110. Owner's Coverage	\$			
1111.				
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording Fees: Deed \$ 12.00 ; Mortgage \$; Releases \$			12.00	
1202. City/County Tax/Stamps: Deed ; Mortgage				
1203. State Tax/Stamps: Deed ; Mortgage				
1204.				
1205.				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to			
1302. Pest Inspection	to			
1303.				
1304.				
1305.				
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			1,205.00	9,720.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Jay, Sherrell, Smith, Braddy & Cook, P.C.
Settlement Agent

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower : Ben Hill County, Georgia

Seller: Virgil Purvis

Settlement Agent: Jay, Sherrell, Smith, Braddy & Cook, P.C.
(229)423-2027

Place of Settlement: 101 East Pine Street
Fitzgerald, GA 31750-0308

Settlement Date: October 18, 2019

Property Location: 602 S. Grant St.
Fitzgerald, GA 31750
Ben Hill County, Georgia
Lots 1 & 2, SQ 6, BLK 15

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.

Ben Hill County, Georgia

Virgil Purvis

BY: _____
Steve Taylor, Chairman

BY: _____
Donna Prather, County Clerk

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.