

# 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** 10/11/2021  
**Closing Date** 10/11/2021  
**Disbursement Date** 10/12/2021  
**Settlement Agent** MANN, MCGIBNEY & JORDAN, PLLC  
**File #** 21-09-5012-P  
**Property** 7255 TERREGLES DR  
 RALEIGH, NC 27617-6710  
**Sale Price** \$351,000

## Transaction Information

**Borrower** AJEYO BHATTACHARYA  
 4101 BLAND RD APT 4  
 RALEIGH, NC 27609  
**Seller** VICTOR CRAIG GARDNER  
 7255 TERREGLES DR  
 RALEIGH, NC 27617  
**Lender** PRIMELENDING, A PLAINSCAPITAL  
 COMPANY

## Loan Information

**Loan Term** 30 years  
**Purpose** Purchase  
**Product** FIXED RATE  
**Loan Type**  Conventional  FHA  
 VA  \_\_\_\_\_  
**Loan ID #** 8000169984  
**MIC #** 32237979

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$333,680	<b>NO</b>
<b>Interest Rate</b>	2.99%	<b>NO</b>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,405.01	<b>NO</b>
<b>Prepayment Penalty</b>	<b>Does the loan have these features?</b> <b>NO</b>	
<b>Balloon Payment</b>	<b>NO</b>	

Projected Payments	Years 1-9	Years 10-30
<b>Payment Calculation</b>		
Principal & Interest	\$1,405.01	\$1,405.01
Mortgage Insurance	+ 94.54	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 273.05	+ 273.05
<b>Estimated Total Monthly Payment</b>	<b>\$1,772.60</b>	<b>\$1,678.06</b>

<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	\$413.05 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA DUES <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	<b>In escrow?</b> <b>YES</b> <b>YES</b> <b>NO</b>
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Costs at Closing		
<b>Closing Costs</b>	\$9,633.24	Includes \$4,214.34 in Loan Costs + \$5,418.90 in Other Costs - \$0 in Lender Credits. See page 2 for details.
<b>Cash to Close</b>	\$17,016.30	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	
<b>A. Origination Charges</b>	<b>\$1,919.20</b>				
0.25% of Loan Amount (Points)		\$834.20			
COMMITMENT FEE		\$1,050.00			
WIRE FEE		\$35.00			
<b>B. Services Borrower Did Not Shop For</b>	<b>\$733.50</b>				
APPRAISAL FEE to PL FBO J GREGORY MORSE APPRAISALS		\$475.00			
ATTORNEY DOC PREP FEE to PL FBO PB&G LLP		\$150.00			
CREDIT REPORT FEE to PL FBO FACTUAL DATA		\$26.00			
FLOOD CERTIFICATION FEE to PL FBO CORELOGIC FLOOD SERVICES		\$9.50			
TAX SERVICE FEE to PL FBO CORELOGIC ATSU		\$73.00			
<b>C. Services Borrower Did Shop For</b>	<b>\$1,561.64</b>				
TITLE – LENDER'S TITLE INSURANCE to HONEYBEE TITLE		\$636.64			
TITLE – SETTLEMENT/CLOSING FEE to MANN, MCGIBNEY & JORDAN, PLLC		\$925.00			
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$4,214.34</b>				
Loan Costs Subtotals (A + B + C)		\$4,214.34			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>	<b>\$90.00</b>				
Recording Fees Deed: \$26.00 Mortgage: \$64.00		\$90.00			
STATE TAX STAMPS to REGISTER OF DEEDS			\$702.00		
<b>F. Prepays</b>	<b>\$3,823.24</b>				
Homeowner's Insurance Premium (12 mo.) to NC FARM BUREAU		\$796.00			
Mortgage Insurance Premium ( mo.)					
Prepaid Interest (\$27.33 per day from 10/12/21 to 11/1/21)		\$546.60			
Property Taxes (12 mo.) to DURHAM COUNTY TAX COLLECTOR		\$2,480.64			
<b>G. Initial Escrow Payment at Closing</b>	<b>\$819.15</b>				
Homeowner's Insurance \$66.33 per month for 3 mo.		\$198.99			
Mortgage Insurance per month for mo.					
Property Taxes \$206.72 per month for 3 mo.		\$620.16			
Aggregate Adjustment		\$0.00			
<b>H. Other</b>	<b>\$686.51</b>				
HOA CERTIFICATION FEE to CAS, INC			\$200.00		
HOA DUES   NOV to MULBERRY PARK		\$140.00			
HOA DUES   OCT to MULBERRY PARK		\$85.81		\$54.19	
REAL ESTATE COMMISSION to FREEDOM & FAMILY REALTY				\$9,126.00	
REAL ESTATE COMMISSION to EXP REALTY/SPOTLIGHT REA				\$8,424.00	
TITLE – OWNER'S TITLE INSURANCE (OPTIONAL) to HONEYBEE TITLE		\$61.70			
TRANSACTION FEE to EXP REALTY/SPOTLIGHT REA		\$399.00			
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$5,418.90</b>				
Other Costs Subtotals (E + F + G + H)		\$5,418.90			
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$9,633.24</b>				
Closing Costs Subtotals (D + I)		\$9,633.24	\$18,506.19		
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)	\$9,040.00	\$9,633.24	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	\$17,320.00	\$17,320.00	NO
Deposit	-\$1,000.00	-\$1,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	-\$7,000.00	-\$8,936.94	YES • See details in Sections K and L
<b>Cash to Close</b>	<b>\$18,360.00</b>	<b>\$17,016.30</b>	

## Summaries of Transactions

Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$360,633.24
• Sale Price of Property		\$351,000.00
• Sale Price of Any Personal Property Included in Sale		
• Closing Costs Paid at Closing (J)		\$9,633.24

#### Adjustments

#### Adjustments for Items Paid by Seller in Advance

City/Town Taxes	to	
County Taxes	to	
Assessments	to	

L. Paid Already by or on Behalf of Borrower at Closing		\$343,616.94
• Deposit		\$1,000.00
• Loan Amount		\$333,680.00
• Existing Loan(s) Assumed or Taken Subject to		
• DUE DILIGENCE		\$7,000.00
• Seller Credit		

#### Other Credits

#### Adjustments

#### Adjustments for Items Unpaid by Seller

City/Town Taxes	to	
County Taxes	01/01/21 to 10/13/21	\$1,936.94
Assessments	to	

### CALCULATION

Total Due from Borrower at Closing (K)	\$360,633.24
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$343,616.94
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$17,016.30</b>

### SELLER'S TRANSACTION

M. Due to Seller at Closing	
• Sale Price of Property	
• Sale Price of Any Personal Property Included in Sale	

#### Adjustments for Items Paid by Seller in Advance

City/Town Taxes	to	
County Taxes	to	
Assessments	to	

N. Due from Seller at Closing	
• Excess Deposit	
• Closing Costs Paid at Closing (J)	
• Existing Loan(s) Assumed or Taken Subject to	
• Payoff of First Mortgage Loan	
• Payoff of Second Mortgage Loan	

#### Seller Credit

#### Adjustments for Items Unpaid by Seller

City/Town Taxes	to	
County Taxes	to	
Assessments	to	

### CALCULATION

Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
<b>Cash</b> <input type="checkbox"/> From <input type="checkbox"/> To Seller	

# 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 overdue monthly principal and interest payment.

### 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  
7255 TERREGLES DR, RALEIGH, NC 27617-6710

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	\$4,411.08	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance Impounds Mortgage Insurance County Tax Impounds
Non-Escrowed Property Costs over Year 1	\$1,680.00	Estimated total amount over year 1 for your non-escrowed property costs: HOA Dues  You may have other property costs.
Initial Escrow Payment	\$819.15	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$367.59	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

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$520,112.77
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$185,295.13
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$330,056.70
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	3.263%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	51.747%

**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](http://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 the 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	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	PRIMELENDING, A PLAINSCAPITAL COMPANY	SPOTLIGHT REALTY	FREEDOM & FAMILY REALTY	MANN, MCGIBNEY & JORDAN, PLLC
<b>Address</b>	7806 NC 751 HIGHWAY, SUITE 150 DURHAM NC 27713	11312 US HWY 15 N CHAPEL HILL, NC 27517	4260 BUFFALO LAKE RD SANFORD, NC 27332	7751 BRIER CREEK PKWY 103 RALEIGH, NC 27617
<b>NMLS ID</b>	13649			
<b>NC License ID</b>		C22682	C24761	
<b>Contact</b>	CHARLES PURYEAR	BRITTANY HERMAN	SHERRY DEWEESE	CHRISTOPHER J MANN
<b>Contact NMLS ID</b>	113641			
<b>Contact NC License ID</b>		321825	250748	36915
<b>Email</b>	CHARLES.PURYEAR@PRIMELENDING.COM	BRITTANY@SPOTLIGHTNC.COM	SHERRYDEWEESE19@YAHOO.COM	LENDERS@MMANDJLAW.COM
<b>Phone</b>	(919) 334-4580	(919) 904-1419	(910) 797-2826	(919) 297-3941

### 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.

  
AJEYO BHATTACHARYA

10/11/2021  
Date

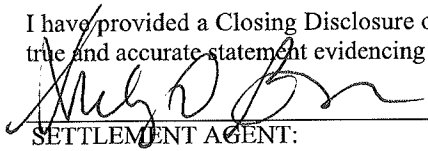
**Addendum to Closing Disclosure**

**BHATTACHARYA**  
Loan #: 8000169984  
MIN: 100053680001699845

I have carefully reviewed the Closing Disclosure 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 confirm that I have received a copy of the Closing Disclosure.

- SELLER - VICTOR CRAIG GARDNER - DATE -

I have provided a Closing Disclosure or settlement statement, e.g., ALTA, which to the best of my knowledge, is a true and accurate statement evidencing all settlement costs to the borrower and seller.



SETTLEMENT AGENT:  
CHRISTOPHER J MANN

10-11-2021  
DATE

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

