

Malireddi

Loan #: 6100025459

MIN: 100296210004982738

March 3, 2022

Niharika Malireddi Rahul Reddy Lotla 2521 Hope Way Lane # 204 Charlotte, NC 28262

RE: Closing Disclosure with ATLANTIC BAY MORTGAGE GROUP, L.L.C.

Dear Niharika and Rahul:

Thank you for your decision to finance with ATLANTIC BAY MORTGAGE GROUP, L.L.C.

Please be assured that we value your business and take great care to ensure a smooth mortgage transaction.

Enclosed please find the Closing Disclosure.

This may not be your final figure needed for closing. A member of our team will be contacting you when we have the final numbers.

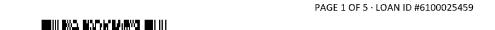
While you are not required to sign these disclosures, we do recommend that you review them carefully and contact your Mortgage Banker with any questions.

We appreciate the opportunity to be of service.



Closing Disclosure

Closing Informatio	on	Transac	tion Information	Į	Loan Infor	rmation
Date Issued	03/03/2022	Borrower	Niharika Malireddi and Rahul R	Reddy L	Loan Term	30 years
Closing Date	03/10/2022	- "	Lotla		Purpose	Purchase
Disbursement Date	03/10/2022	Seller	MATTAMY CAROLINA CORPOR D/B/A MATTAMY HOMES	ATION F	Product	Fixed Rate
Settlement Agent	Costner Law Office,	PLLC	PLEASE PROVIDE SELLER'S FOR	WARDING L	Loan Type	oxtimes Conventional $oxtimes$ FHA
File #			ADDRESS			□ VA □
Property	2053 Boynton Stree		,		Loan ID #	6100025459
Sale Price	Charlotte, NC 28269 \$473,832) Lender	ATLANTIC BAY MORTGAGE GR	OUP, L.L.C.	MIC#	6476595180
Loan Terms	\$475,65Z		Can this amount incre	ease after o	losing?	
Loan Amount		\$450,140	NO			
Interest Rate		4.375%	NO			
		4.373/0	110			
Monthly Principa	il 9. Interest	ć2 247 40	NO.			
•	nents below for your	\$2,247.48	NO			
Estimated Total Mo	onthly Payment					
			Does the loan have the	ese feature	s?	
Prepayment Pena	altv		NO			
riepaymentren	arcy		NO			
Balloon Payment			NO			
Projected Payr	nents					
Payment Calculat	tion		Years 1-10		Yea	ırs 11-30
Principal & Inte	rest		\$2,247.48		\$2	,247.48
Mortgage Insura	ance	+	326.35	+		_
Estimated Escro		+	513.62	+	5	513.62
Amount can incre						
Estimated Total Monthly Payme	•	Ç	3,087.45		\$2,	761.10
			This estimate includes			In escrow?
Estimated Taxes,	Insurance		⊠ Property Taxes			YES
& Assessments		\$587.27	⊠ Homeowner's Insuranc	ce		YES
Amount can increas		a month	⊠ Other: Homeowner's A			NO
See page 4 for deta	ils	ALALA ALA	See Escrow Account on page costs separately.	e 4 for details	s. You mus	t pay for other property
Costs at Closin	g					
		¢144CC47	Includes \$7,719.28 in Loan Co	osts + \$6,44	16.89 in O	ther Costs - \$0
Closing Costs		\$14,166.17	in Lender Credits. See page 2 f			•
Cash to Close		\$143.21	Includes Closing Costs. See Ca	lculating Cas	sh to Close	on page 3 for details.



18566.1191 CLOSING DISCLOSURE

Closing Cost Details

Lender Credits

Loan Costs		Borrower-Paid At Closing Before Closing	Seller-Paid At Closing Before Closing	Paid By Others
. Origination Charges		\$5,496.40	THE CHOSING DETOTE CHOSING	
1 1% of Loan Amount (Points)	to Atlantic Bay Mortgage Group LLC	\$4,501.40		
Loan Origination Fee	to Atlantic Bay Mortgage Group LLC	\$995.00		
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j				
7				
3				
. Services Borrower Did Not Shop Fo		\$2,222.88		
1. Appraisal	to Sinnen–Green & Associates, Inc	\$750.00		
2 Credit Report	to Informative Research	\$17.00		
3 Final Inspection	to SINNEN-GREEN & ASSOCIATES, INC.	\$166.00		
4 Flood Certification	to Corelogic Flood Services	\$10.00		
5 Title – Attorney's Fee 6 Title – E–recording Service Fee	to COSTNER LAW OFFICE to COSTNER LAW OFFICE	\$550.00 \$9.00		
7 Title – Final Title Fee	to COSTNER LAW OFFICE	\$150.00		
8 Title – Lender's Title Policy	to MATTAMY HOMES TITLE AGENCY, LLC	\$196.88		
9 Title – Title Examination	to COSTNER LAW OFFICE	\$275.00		
○ Verification Fee	to Informative Research	\$99.00		
Services Borrower Did Shop For				
1				
<u> </u>		900000000000000000000000000000000000000		
				
4				
5				
5				
7				
3				
. TOTAL LOAN COSTS (Barrower-Pai	id)	\$7,719.28		
oan Costs Subtotals (A + B + C)		\$7,719.28		
Taxes and Other Government Fee: Recording Fees Deed:	s \$125.00 Mortgage:	\$125.00 \$125.00		
. Prepaids		\$2,778.01		
Homeowner's Insurance Premium	(12 mo) to Glick Insurance	\$1,591.00		
Mortgage Insurance Premium (mo.)	71,331.00		
Prepaid Interest (\$53.96 per day fro		\$1,187.01		
4 Property Taxes (mo.)		7 - /	·	
5			·	
. Initial Escrow Payment at Closing		\$3,031.62		***************************************
Homeowner's Insurance	\$132.58 per month for 4 mo.	\$530.32		
2 Mortgage Insurance	per month for mo.			
∃ Property Taxes	\$381.04 per month for 9 mo.	\$3,429.36		
4				
5				
5		99999999999999999999999999999999999999		
7				
Aggregate Adjustment		\$-928.06		
. Other		\$512.26		
Title – Owner's Title Policy (optiona	al) to MATTAMY HOMES TITLE AG	\$512.26		
		9		
3				
3.				
3 4 5				
3 4 5				
3 4 5 6 7				
3 4 5 6 7 8		CC AND CO		
3 4 5 5 7 8 TOTAL OTHER COSTS (Borrower-Pa	aid)	\$6,446.89 \$6,446.89		
TOTAL OTHER COSTS (Borrower-Pa	aid)	\$6,446.89 \$6,446.89		
TOTAL OTHER COSTS (Borrower-Printer Costs Subtotals (E + F + G + H)		\$6,446.89		
2 3 4 5 6 7 8 TOTAL OTHER COSTS (Borrower-Pather Costs Subtotals (E + F + G + H) TOTAL CLOSING COSTS (Borrower- losing Costs Subtotals (D + I)				



Calculating Cash to Close	Use this table to see what has changed from your Loan Estimate.					
	Loan Estimate	Final	Did this change?			
Fotal Closing Costs (J)	\$15,113.00	\$14,166.17	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	\$23,692.00	\$23,692.00	NO			
Deposit	-\$23,500.00	-\$23,500.00	NO			
unds for Borrower	\$0	\$0	NO			
Seller Credits	-\$14,214.00	-\$10,000.00	YES • See Seller Credits in Section L			
Adjustments and Other Credits	\$0	-\$4,214.96	YES • See details in Section L			
Cash to Close	\$1,091.00	\$143.21				

Funds for Borrower					
	\$0	\$0	NO		
Seller Credits	-\$14,214.00	-\$10,000.00	YES • See Seller Credits in Sec	ction L	
Adjustments and Other Credits	\$0	-\$4,214.96	YES • See details in Section L		
Cash to Close	\$1,091.00	\$143.21			
Summaries of Transactions	Use this table to se	ee a summary of	your transaction.		
BORROWER'S TRANSACTION			SELLER'S TRANSACTION		
K. Due from Borrower at Closing		\$487,998.17	M. Due to Seller at Closing		\$473,832.00
01 Sale Price of Property		\$473,832.00	01 Sale Price of Property		\$473,832.00
02 Sale Price of Any Personal Property Include	ed in Sale	[D2 Sale Price of Any Personal P	roperty Included in Sale	
03 Closing Costs Paid at Closing (J)		\$14,166.17	03		
04 Other			04		
Adjustments			05		
05		(06		
06		{	07		
07		ĺ	08		
Adjustments for Items Paid by Seller in Adva	nce		Adjustments for Items Paid by	Seller in Advance	
08 City/Town Taxes to			ାର୍ଚ୍ଚ City/Town Taxes	to	
ਰਿ County Taxes to			10 County Taxes	to	
10 Assessments to			11 Assessments	to	
11			12		
12			13		
13			14		
14			15		
L. Paid Already by or on Behalf of Borrower a 01 Deposit		\$487,854.96 \$23,500.00	N. Due from Seller at Closing Excess Deposit		\$10,000.00
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit		\$487,854.96 \$23,500.00 \$450,140.00	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa	r Taken Subject to an	\$10,000.00
L. Paid Already by or on Behalf of Borrower a 1 Deposit 1 Loan Amount 1 Loan Amount 1 Loan Loan(s) Assumed or Taken Subject 1 Loan Credit		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing Existing Loan(s) Assumed or	r Taken Subject to an	\$10,000.00
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00	N. Due from Seller at Closing Excess Deposit Closing Costs Paid at Closing Existing Loan(s) Assumed or Payoff of First Mortgage Loa Payoff of Second Mortgage	r Taken Subject to an	\$10,000.00
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage	r Taken Subject to an	\$10,000.00
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 14		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage	r Taken Subject to an	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage 66 77 8 Seller Credit	r Taken Subject to an	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit 7 Adjustments		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage 66 77 8 Seller Credit	r Taken Subject to an	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit 7 Adjustments		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 101 Excess Deposit 102 Closing Costs Paid at Closing 103 Existing Loan(s) Assumed on 104 Payoff of First Mortgage Loa 105 Payoff of Second Mortgage 106 107 108 Seller Credit 109 10	r Taken Subject to an	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit 7 Adjustments 8		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 101 Excess Deposit 102 Closing Costs Paid at Closing 103 Existing Loan(s) Assumed on 104 Payoff of First Mortgage Loa 105 Payoff of Second Mortgage 106 107 108 Seller Credit 109 11	r Taken Subject to an	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 1 Loan Amount 1 Existing Loan(s) Assumed or Taken Subject 1 A 1 Seller Credit 1 Other Credits 1 Real estate agent credit 1 Adjustments 1 Adjus		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 101 Excess Deposit 102 Closing Costs Paid at Closing 103 Existing Loan(s) Assumed or 104 Payoff of First Mortgage Loa 105 Payoff of Second Mortgage 106 107 108 Seller Credit 109 111 12	r Taken Subject to an Loan	
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L. Paid Already by or on Behalf of Borrower a 1 Deposit 1 Loan Amount 1 Existing Loan(s) Assumed or Taken Subject 1 Loan Existing Loan(s) Assumed or Taken Subject 2 Loan Existing Loan(s) Assumed or Taken Subject 2 Loan Existing Loan(s) Assumed or Taken Subject 2 Loan Existing Loan		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes	r Taken Subject to an Loan	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit 7 Adjustments 8 99 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to 13 County Taxes to		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments	r Taken Subject to an Loan by Seller to	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit 7 Adjustments 8 9 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to 13 County Taxes to		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17	by Seller to to	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit 7 Adjustments 8 99 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to 13 County Taxes to 14 Assessments 15		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17	by Seller to to	
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L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit 7 Adjustments 8 99 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)	to	\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage 6 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17 18 19 CALCULATION Total Due to Seller at Closing (N	by Seller to to	
L. Paid Already by or on Behalf of Borrower a 1 Deposit 2 Loan Amount 3 Existing Loan(s) Assumed or Taken Subject 4 5 Seller Credit Other Credits 6 Real estate agent credit 7 Adjustments 8 9 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to 13 County Taxes to 14 Assessments to 15 16 17 CALCULATION	to	\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closing 3 Existing Loan(s) Assumed or 4 Payoff of First Mortgage Loa 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17 18 19 CCALCULATION	by Seller to to	\$10,000.00



Loan Disclosures

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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.

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.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 2053 Boynton Street, Charlotte, NC 28269

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	\$10,079.64	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance Mortgage Insurance County Property Tax
Non-Escrowed Property Costs over Year 1	\$883.80	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues You may have other property costs.
Initial Escrow Payment	\$3,031.62	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$839.97	The amount included in your total monthly payment.

will not have an escrow account because \square you declined it \square 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, \$853,573.17 mortgage insurance, and loan costs, as scheduled. Finance Charge. The dollar amount the loan will \$402,028.29 cost you. Amount Financed. The loan amount available after \$442,638.59 paying your upfront finance charge. Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your 5.066% interest rate. Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a



percentage of your loan amount.

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 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

80.007%

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)	Settlement Agent
Name	ATLANTIC BAY MORTGAGE GROUP, L.L.C.	Red Bricks Realty	Costner Law Office, PLLC
Address	600 Lynnhaven Parkway, Suite 203 Virginia Beach, VA 23452	2101 Sardis Rd N Ste 211 Charlotte, NC 28227	10125 Berkeley Pl Dr Charlotte, NC 28262
NMLS ID	72043		
License ID			
Contact Contact NMLS ID	Terence Ellsworth Guess II 1400129	Kranthi Aella	
Contact NC License ID		274836	
Email	terenceguess@atlanticbay.com	kranthi.aella@gmail.com	orders@costnergroup.com
Phone	(215) 280-2294	(704) 254-0555	(980) 219-7637

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.

Niharika Malireddi Date Rahul Reddy Lotla Date





Malireddi

Loan #: 6100025459

MIN: 100296210004982738

March 4, 2022

Niharika Malireddi Rahul Reddy Lotla 2521 Hope Way Lane # 204 Charlotte, NC 28262

RE: Closing Disclosure with ATLANTIC BAY MORTGAGE GROUP, L.L.C.

Dear Niharika and Rahul:

Thank you for your decision to finance with ATLANTIC BAY MORTGAGE GROUP, L.L.C.

Please be assured that we value your business and take great care to ensure a smooth mortgage transaction.

Enclosed please find the Closing Disclosure.

This may not be your final figure needed for closing. A member of our team will be contacting you when we have the final numbers.

While you are not required to sign these disclosures, we do recommend that you review them carefully and contact your Mortgage Banker with any questions.

We appreciate the opportunity to be of service.



Closing Disclosure

Closing Information Date Issued 03/04/2022 Closing Date 03/10/2022 Disbursement Date 03/10/2022 Settlement Agent Costner Law Office File # NC-21-08112 Property 2053 Boynton Stree Charlotte, NC 2826 Sale Price \$473,832	Borr Selle , PLLC et Lenc	ower	Information Niharika Malireddi and Rahul Lotla MATTAMY CAROLINA CORPO D/B/A MATTAMY HOMES 2127 AYRSLEY TOWN BLVD, S CHARLOTTE, NC 28273 ATLANTIC BAY MORTGAGE GI	RATION UITE 202	Loan Infor Loan Term Purpose Product Loan Type Loan ID # MIC #	rmation 30 years Purchase Fixed Rate Conventional FHA VA ———— 6100025459 6476595180
Loan Terms			Can this amount inc	rease after	closing?	
Loan Amount	\$450,140		NO			
Interest Rate	4.375%		NO			
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$2,247.48	3	NO			
			Does the loan have th	ese featur	es?	
Prepayment Penalty			NO			
Balloon Payment			NO			
Projected Payments						
Payment Calculation		Yea	rs 1-10		Yea	ars 11-30
Principal & Interest	***************************************	\$2,	247.48		\$2	,247.48
Mortgage Insurance	+	32	26.35	+		_
Estimated Escrow Amount can increase over time	+	5:	13.62	+	5	513.62
Estimated Total Monthly Payment		\$3,0)87.45		\$2,	761.10
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	\$587.27 a month		This estimate includes ☑ Property Taxes ☑ Homeowner's Insurar ☑ Other: Homeowner's See Escrow Account on page costs separately.	Associatio		In escrow? YES YES NO st pay for other property
Costs at Closing						
Closing Costs	\$16,737.1	,	ncludes \$8,019.28 in Loan 0 n Lender Credits. <i>See page 2</i>		717.84 in O	ther Costs - \$0
Cash to Close	\$2,714.16	11	ncludes Closing Costs. See C	alculating C	ash to Close	on page 3 for details.



18566.1191 CLOSING DISCLOSURE

Closing Cost Details

Loan Costs		Borrower-Paid	Seller-Paid	Paid By
A. Origination Charges		At Closing Before Closing \$5,496.40	At Closing Before Closing	Others
1. Origination Charges	to Atlantic Bay Mortgage Group LLC	\$5,496.40 \$4,501.40		
2 Loan Origination Fee	to Atlantic Bay Mortgage Group LLC	\$995.00		
ŝ				
- 14				
15			Contraction in the contraction i	
5				
7				
. Services Borrower Did Not Shop Fo	or	\$2,522.88		
1 Appraisal	to Sinnen-Green & Associates, Inc	\$750.00	× 1	
2 Credit Report	to Informative Research	\$17.00	photocols	
3 Final Inspection	to SINNEN-GREEN & ASSOCIATES, INC.	\$166.00		
4 Flood Certification	to Corelogic Flood Services	\$10.00		
5 Title – Attorney's Fee	to COSTNER LAW OFFICE, PLLC	\$800.00		
6 Title – CPL Fee	to MATTAMY HOMES TITLE AGENCY	\$107.88	description of the second of t	
7 Title – Document Preparation	to COSTNER LAW OFFICE, PLLC	\$300.00		
8 Title – Endorsements	to MATTAMY HOMES TITLE AGENCY	\$63.00	400000000000000000000000000000000000000	
7 Title – E-recording Service Fee	to COSTNER LAW – RECORDING ACCOUN	\$19.00	eaching and a second a second and a second a	
① Title – Lender's Title Policy	to MATTAMY HOMES TITLE AGENCY, LLC to MATTAMY HOMES TITLE AGENCY	\$26.00		
1. Title – Title Commitment Fee 2. Title – Title Examination	to MATTAMY HOMES TITLE AGENCY to COSTNER LAW OFFICE	\$15.00 \$150.00	CONTRACTOR OF THE PROPERTY OF	
3 Verification Fee	to COSTNER LAW OFFICE	\$150.00	470,000,000	
Services Borrower Did Shop For	CO INTOLLIBRIAE VESEGLOI	9.23.00		
2				
'& 3				
94.			Page 100 and 1	
		:	70000000	
77				
D. TOTAL LOAN COSTS (Borrower-Pai	d)	\$8,019.28		
Loan Costs Subtotals (A + B + C)	••••••••••••••••••••••••••••••••••••••	\$8,019.28	- Annual Control Contr	
		4	. N	
Other Costs				
. Taxes and Other Government Fees		\$1,090.00		
	\$142.00 Mortgage:	\$142.00		
Z TRANSFER TAX	to MECKLENBURG COUNTY REGISTER OF	\$948.00	and the state of t	
. Prepaids		\$2,778.01		
1 Homeowner's Insurance Premium (12 mo.) to Glick Insurance	\$1,591.00		
,	mo.)			
3 Prepaid Interest (\$53.96 per day fro	om 3/10/22 to 4/1/22)	\$1,187.01		
Property Taxes (mo.)	***************************************			
G. Initial Escrow Payment at Closing		\$3,031.62		
1. Homeowner's Insurance	\$132.58 per month for 4 mo.	\$530.32	30000000000000000000000000000000000000	
2 Mortgage Insurance	per month for mo.		**************************************	
3 Property Taxes	\$381.04 per month for 9 mo.	\$3,429.36	ed drawns	
id			CONTRACTOR OF THE CONTRACTOR O	
5				
96 7			STORY CONTRACTOR OF THE PROPERTY OF THE PROPER	
		\$-928.06		
Aggregate Adjustment			100	
I. Other	A. CHEVNEY LICATEONALISM	\$1,818.21	Accountains	
1 HOA CAPITAL CONTRIBUTION	to CHEYNEY HOMEOWNERS AS	\$1,000.00	7700	
2 HOA PREPAID DUES	to CHEYNEY HOMEOWNERS AS	\$220.95	\$14,214.96	
2 Real Estate Commissions Calling A	gent to Dad Bricks Doolfy	3	Σ14, Σ14.30	
		\$100.00		
4 SURVEY	to EASTEROVER LAND SURVEYI	\$100.00 \$497.26		
4 SURVEY 5 Title – Owner's Title Policy (optiona	to EASTEROVER LAND SURVEYI	\$100.00 \$497.26		
4 SURVEY 5 Title – Owner's Title Policy (optiona 6	to EASTEROVER LAND SURVEYI			
4 SURVEY 5 Title – Owner's Title Policy (optiona 6	to EASTEROVER LAND SURVEYI			
4 SURVEY 5 Title – Owner's Title Policy (optiona 6 7 8	to EASTEROVER LAND SURVEYI I) to MATTAMY HOMES TITLE AG	\$497.26		
SURVEY Title – Owner's Title Policy (optional TOTAL OTHER COSTS (Borrower-Pa	to EASTEROVER LAND SURVEYI I) to MATTAMY HOMES TITLE AG	\$497.26 \$8,717.84		
SURVEY Title – Owner's Title Policy (optional TOTAL OTHER COSTS (Borrower-Pa	to EASTEROVER LAND SURVEYI I) to MATTAMY HOMES TITLE AG	\$497.26		
SURVEY Title – Owner's Title Policy (optional Total OTHER COSTS (Borrower-Pe	to EASTEROVER LAND SURVEYI II) to MATTAMY HOMES TITLE AG sid)	\$497.26 \$8,717.84		
34 SURVEY 35 Title – Owner's Title Policy (optional) 36 37 38 38 39 30 30 30 30 30 30 30 30 30 30 30 30 30	to EASTEROVER LAND SURVEYI II) to MATTAMY HOMES TITLE AG sid)	\$497.26 \$8,717.84 \$8,717.84	\$14,214.96	
Real Estate Commissions – Selling A SURVEY Title – Owner's Title Policy (optional TOTAL OTHER COSTS (Borrower-Pe Other Costs Subtotals (E + F + G + H) TOTAL CLOSING COSTS (Borrower- Closing Costs Subtotals (D + I) Lender Credits	to EASTEROVER LAND SURVEYI II) to MATTAMY HOMES TITLE AG sid)	\$497.26 \$8,717.84 \$8,717.84 \$16,737.12	\$14,214.96	



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)	\$15,113.00	\$16,737.12	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	\$23,692.00	\$23,692.00	NO		
Deposit	-\$23,500.00	-\$23,500.00	NO		
Funds for Borrower	\$0	\$0	NO		
Seller Credits	-\$14,214.00	-\$10,000.00	YES • See Seller-Paid column on Page 2 and Seller Credits in Section L		
Adjustments and Other Credits	\$0	-\$4,214.96	YES • See details in Section L		
Cash to Close	\$1,091.00	\$2,714.16			

Funds for Borrower	\$0	\$0	NO		
Seller Credits	-\$14,214.00	-\$10,000.00	YES • See Seller-Paid colum	n on Page 2 and Seller Credit	s in Section L
Adjustments and Other Credits	\$0	-\$4.214.96	YES • See details in Section	L	
Cash to Close	\$1,091.00	\$2,714.16			
cash to close	\$1,031.00	ÇZ,/14.10	i		
Summaries of Transactions	Use this table to se	ee a summary of	your transaction.		
BORROWER'S TRANSACTION		:	SELLER'S TRANSACTION		
K. Due from Borrower at Closing		\$490,569.12	M. Due to Seller at Closing		\$473,832.00
01 Sale Price of Property		\$473,832.00	1 Sale Price of Property		\$473,832.00
32 Sale Price of Any Personal Property Included	d in Sale	!	32 Sale Price of Any Personal	Property Included in Sale	
□3 Closing Costs Paid at Closing (J)		\$16,737.12	03		
04 Other			0 4		
Adjustments			05		
05			06		
06		-	07		
07			08		
Adjustments for Items Paid by Seller in Advance	ce		Adjustments for Items Paid b	y Seller in Advance	
08 City/Town Taxes to		-	○ City/Town Taxes	to	
୍ରି County Taxes to			10 County Taxes	to	
10 Assessments to			11 Assessments	to	
1.1			12		
12			 13		
			14		
14			15		
15			1.6		
			1.13		
L. Paid Already by or on Behalf of Borrower at	Closing				\$24.214.96
	Closing	\$487,854.96	N. Due from Seller at Closing		\$24,214.96
01 Deposit		\$487,854.96 \$23,500.00	N. Due from Seller at Closing	ng (I)	
01 Deposit 02 Loan Amount		\$487,854.96 \$23,500.00 \$450,140.00	N. Due from Seller at Closing 01 Excess Deposit 02 Closing Costs Paid at Closir		
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject t		\$487,854.96 \$23,500.00 \$450,140.00	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin Existing Loan(s) Assumed of	or Taken Subject to	
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04		\$487,854.96 \$23,500.00 \$450,140.00	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed o 4 Payoff of First Mortgage Lo	or Taken Subject to pan	
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closir 3 Existing Loan(s) Assumed of Payoff of First Mortgage Lo	or Taken Subject to pan	
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closir 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage	or Taken Subject to pan	
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closir 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 66	or Taken Subject to pan	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 6 7 8 Seller Credit	or Taken Subject to pan	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject t 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closir 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit	or Taken Subject to pan	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject t 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit	or Taken Subject to pan	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10	or Taken Subject to pan	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject t 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11	or Taken Subject to pan	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08 09 10		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed o 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13	or Taken Subject to pan e Loan	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08 09 10 11 Adjustments for Items Unpaid by Seller		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed o 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpain	or Taken Subject to pan e Loan d by Seller	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08 09 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed o 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid	or Taken Subject to pan e Loan d by Seller to	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08 09 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to 13 County Taxes to		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes	or Taken Subject to pan e Loan d by Seller to to	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08 09 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to 13 County Taxes to		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments	or Taken Subject to pan e Loan d by Seller to	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08 09 10 11 Adjustments for Items Unpaid by Seller 1.2 City/Town Taxes to 1.3 County Taxes to 1.4 Assessments to		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17	or Taken Subject to pan e Loan d by Seller to to	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08 09 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to 13 County Taxes to 14 Assessments to		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17	or Taken Subject to pan e Loan d by Seller to to	\$14,214.96
Adjustments for Items Unpaid by Seller 1.2 City/Town Taxes to 1.3 County Taxes to 1.4 Assessments to 1.5		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17	or Taken Subject to pan e Loan d by Seller to to	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject t 04 05 Seller Credit Other Credits 06 Real estate agent credit 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		\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closin 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17	or Taken Subject to pan e Loan d by Seller to to	\$14,214.96
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 07 Adjustments 08 09 10 11 Adjustments for Items Unpaid by Seller 12 City/Town Taxes to 13 County Taxes to 14 Assessments to	O	\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closir 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17 18 19 CALCULATION	or Taken Subject to pan e Loan d by Seller to to	\$14,214.96 \$10,000.00
01 Deposit 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 04 05 Seller Credit Other Credits 06 Real estate agent credit 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	O	\$487,854.96 \$23,500.00 \$450,140.00 \$10,000.00 \$4,214.96	N. Due from Seller at Closing 1 Excess Deposit 2 Closing Costs Paid at Closir 3 Existing Loan(s) Assumed of 4 Payoff of First Mortgage Lo 5 Payoff of Second Mortgage 6 7 8 Seller Credit 9 10 11 12 13 Adjustments for Items Unpaid 14 City/Town Taxes 15 County Taxes 16 Assessments 17 18	or Taken Subject to pan e Loan d by Seller to to (M)	\$14,214.96 \$14,214.96 \$10,000.00 \$473,832.00 -\$24,214.96



Loan Disclosures

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A 5	SL	m	nt	n	п

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.

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.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 2053 Boynton Street, Charlotte, NC 28269

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	\$10,079.64	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance Mortgage Insurance County Property Tax
Non-Escrowed Property Costs over Year 1	\$883.80	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues You may have other property costs.
Initial Escrow Payment	\$3,031.62	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$839.97	The amount included in your total monthly payment.

will not have an escrow account because \square you declined it \square 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, \$853,873.17 mortgage insurance, and loan costs, as scheduled. Finance Charge. The dollar amount the loan will \$402,324.17 cost you. Amount Financed. The loan amount available after \$442,342.71 paying your upfront finance charge. Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your 5.072% interest rate. Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a



percentage of your loan amount.

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 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

80.007%

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)	Settlement Agent
Name	ATLANTIC BAY MORTGAGE GROUP, L.L.C.	Red Bricks Realty	Costner Law Office, PLLC
Address	600 Lynnhaven Parkway, Suite 203 Virginia Beach, VA 23452	2101 Sardis Rd N Ste 211 Charlotte, NC 28227	10125 Berkeley Pl Dr Charlotte, NC 28262
NMLS ID	72043		
License ID			
Contact Contact NMLS ID	Terence Ellsworth Guess II 1400129	Kranthi Aella	
Contact NC License ID		274836	
Email	terenceguess@atlanticbay.com	kranthi.aella@gmail.com	orders@costnergroup.com
Phone	(215) 280-2294	(704) 254-0555	(980) 219-7637

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.

Niharika Malireddi Date Rahul Reddy Lotla Date



Closing Disclosure

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

Closing Informat	ion .	٠	ransac	tion In	formation	, '	Loan Info	rmation	
Date Issued Closing Date Disbursement Date Settlement Agent File # Property Sale Price	03/10/2022 03/10/2022 03/10/2022 Costner Law Office NC-21-08112 2053 Boynton Stre Charlotte, NC 2820 \$473,832.00	e, PLLC s eet 69	Borrower Niharika Malireddi 2521 Hope Way Lane #Apt 204 Charlotte, NC 28262 See addendum for additional borrowers Seller MATTAMY CAROLINA CORPORATION D/B/A MATTAMY HOMES 2127 AYRSLEY TOWN BLVD, SUITE 202 CHARLOTTE, NC 28273 Lender ATLANTIC BAY MORTGAGE GROUP, L.L.C.				Loan Term Purpose Product Loan Type Loan ID # MIC #	Purchase Fixed Rate Conventional VA	□FHA
Loan Terms				Γ	Can this amount increase	se after	closing?		
Loan Amount	·	\$450,140	0	<u></u>	NO				
Interest Rate		4.375%	***************************************		NO			_	
Monthly Principal See Projected Payme Estimated Total Monta	ents below for your	\$2,247.4	8		NO ·				
				1	Does the loan have thes	se featui	res?		
Prepayment Per	alty			_	NO				
Balloon Paymen	it .				NO				
				•					1
Projected Pay	ments				•				
Payment Calcul	ation		Yea	rs 1-1	0		Years	s 11-30	
Principal & Intere	est		\$2,	247.48	3	•	\$2,2	247.48	
Mortgage Insura	nce	•	+ 32	26.35	· · ·		+	-	
Estimated Escro			+ 5	13.62			- 51	3.62	
Estimated Total Monthly Payme			\$3,0	087.4	15		\$2,7	61.10	
Estimated Taxe Assessments Amount can increas See Page 4 for deta	e over time	\$587.27 a month		V V Se	is estimate includes: Property Taxes Homeowner's Insurance Other: Association Dues Escrow Account on page 4 ists separately.	for details	. You must p	In escrow? YES YES NO ay for other propert	y .
		•							
Costs at Clos	ing							•	
Closing Costs		\$16,737.1			es \$8,019.28 in Loan Costs S. See page 2 for details.	s + \$8,71	17.84 in Oth	ner Costs - \$0.00	in Lender
Cash to Close		\$6,889.47	7	Include	es Closing Costs. See Cald	culating C	ash to Close	on page 3 for deta	ils.



Closing Cost Details

	Borrow	er-Paid	Selle	r-Paid	Paid by
Loan Costs	At Closing	Before Closing	At Closing	Before Closing	Others
A. Origination Charges		96.40			
01 1% of Loan Amount (Points)	\$4,501.40				
02 Loan Origination Fee	\$995.00				
03					
05					
06		<u> </u>			
07					
B. Services Borrower Did Not Shop For	\$2,52	22.88			
01 Appraisal to Sinnen-Green & Associates, Inc	\$750.00				
02 Credit Report to Informative Research .	\$17.00		·		
03 Final Inspection to SINNEN-GREEN & ASSOCIATES, INC. 04 Flood Certification to Corelogic Flood Services	\$166.00 \$10.00				
04 Flood Certification to Corelogic Flood Services 05 Title - Attorney's Fee to COSTNER LAW OFFICE, PLLC	\$800.00				·
06 Title - CPL Fee to MATTAMY HOMES TITLE AGENCY	\$107.88	· · · · · · · · · · · · · · · · · · ·			
07 Title - Document Preparation to COSTNER LAW OFFICE, PLLC	\$300.00				
08 Title - Endorsements to MATTAMY HOMES TITLE AGENCY	\$63.00				
09 Title - E-recording Service Fee to COSTNER LAW - RECORDING ACCOUNT	\$19.00		-		
10 Title - Lender's Title Policy to MATTAMY HOMES TITLE AGENCY, LLC	\$26.00				
11 Title - Title Commitment Fee to MATTAMY HOMES TITLE AGENCY 12 Title - Title Examination to COSTNER LAW OFFICE	\$15.00 \$150.00				
12 Title - Title Examination to COSTNER LAW OFFICE 13 Verification Fee to Informative Research	\$150.00 \$99.00				
C. Services Borrower Did Shop For		.00	<u>. </u>	<u>'</u>	
01		 -			
02					
03		-			
04					
05 06					
06					<u> </u>
D. TOTAL LOAN COSTS (Borrower-Paid)	\$8.0	19.28			
Loan Costs Subtotals (A + B + C)	\$8,019.28	13.20			
					······································
Other Costs					
E. Taxes and Other Government Fees	\$1,09	90.00			
01 Recording Fees Deed:\$142.00 Mortgage:	\$142.00				
02 TRANSFER TAX to MECKLENBURG COUNTY REGISTER OF DEEDS	\$948.00				•
F. Prepaids		78.01			
01 Homeowner's Insurance Premium (12 mo.) to Glick Insurance	\$1,591.00				
02 Mortgage Insurance Premium (mo.) 03 Prepaid Interest (\$53.9551 per day from 03/10/2022 to 04/01/2022)	fd 407.04		·		
03 Prepard Interest (\$55.9551 per day Ironi 03/10/2022 to 04/01/2022) 04 Property Taxes (mo.)	\$1,187.01				`
G. Initial Escrow Payment at Closing	\$3.03	31.62			
01 Homeowner's Insurance \$ 132.58 per month for 4 mo.	\$530.32				,
02 Mortgage Insurance \$ 326.35 per month for 0 mo.	\$0.00				
03 Property Taxes \$ 381.04 per month for 9 mo.	\$3,429.36				
04					
05 06					
07					
08 Aggregate Adjustment	-\$928.06				
H. Other		18.21		'	· ·
01 HOA CAPITAL CONTRIBUTION to CHEYNEY HOMEOWNERS ASSOCIATION	\$1,000.00				
02 HOA PREPAID DUES to CHEYNEY HOMEOWNERS ASSOCIATION	\$220.95				
03 Real Estate Commissions - Selling Agent to Red Bricks Realty			\$14,214.96		
04 SURVEY to EASTEROVER LAND SURVEYING COMPANY	\$100.00				*
05 Title - Owner's Title Policy (optional) to MATTAMY HOMES TITLE AGENCY, LLC	\$497.26				····
I. TOTAL OTHER COSTS (Borrower-Paid)	20 7	17.84			
Other Costs Subtotals (E + F + G + H)	\$8,717.84			,	
	Ψο, τιτ.υ-	L			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$16.7	37.12			
Closing Costs Subtotals (D + I)	\$16,737.12		\$14,214.96		•
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)	\$15,113.00	\$16,737.12	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	\$23,692.00	\$23,692.00	NO
Deposit	-\$23,500.00	-\$23,500.00	NO .
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$14,214.00	-\$10,000.00	YES • See Seller-Paid column on page 2 and Seller Credits in Section L
Adjustments and Other Credits	- \$0	-\$39.65	YES • See details in Sections K and L
Cash to Close	\$1,091.00	\$6,889.47	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION	
K. Due from Borrower at Closing	\$490,620.68
01 Sale Price of Property	\$473,832.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$16,737.12
04	V. 15 (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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 HOA Dues 3/11/22 to 3/31/22	\$51.56
12 to	
13 to '	
14 to	
15 to	· · · · · · · · · · · · · · · · · · ·
L. Paid Already by or on Behalf of Borrower at Closing	\$483,731.21
01 Deposit	\$23,500.00
	\$450,140.00
03 Existing Loan(s) Assumed or Taken Subject to	+ 100 11000
04	
05 Seller Credit	\$10,000.00
Other Credits	\$10,000.00
06	·····
07	
Adjustments	
08	
09	
10 .	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	·
13 County Taxes 1/1/22 to 3/11/22	\$91.21
14 Assessments to	Ψ01.21
15 to	
16 to	
17 to	
CALCULATION	1
Total Due from Borrower at Closing (K)	\$490,620.68
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$483,731.21
Cash to Close From To Borrower	\$6,889.47

SELLER'S TRANSACTION	
M. Due to Seller at Closing	\$473,832.00
01 Sale Price of Property	\$473,832.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	<u> </u>
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
	
13 to to	<u> </u>
15 to	
16 to	
N. Due from Seller at Closing	\$24,214.96
01 Excess Deposit	\$24,214.30
. 02 Closing Costs Paid at Closing (J)	\$14,214.96
03 Existing Loan(s) Assumed or Taken Subject to	Ψ14,E14.00
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	\$10,000.00
09	
10	*
11	ŧ
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17 to	1
18 to	· · · · · · · · · · · · · · · · · · ·
19 to	
CALCULATION	
Total Due to Seller at Closing (M)	\$473,832.00
Total Due from Seller at Closing (N)	-\$24,214.96
Cash From To Seller	\$449,617.04

Additional Information About This Loan

Loan Disclosures **Assumption Escrow Account** For now, your loan If you sell or transfer this property to another person, your lender will allow, under certain conditions, this person to assume this will have an escrow account (also called an "impound" or "trust" loan on the original terms. account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large will not allow assumption of this loan on the original terms. payments a year. Your lender may be liable for penalties and interest for failing to make a payment. **Demand Feature** Your loan has a demand feature, which permits your lender to require early **Escrowed** \$10,079.64 Estimated total amount over year 1 for repayment of the loan. You should review your note for details. **Property Costs** your escrowed property costs: over Year 1 does not have a demand feature. Homeowner's insurance, Property Taxes, Mortgage Insurance **Late Payment** If your payment is more than 15 days late, we will charge a late fee Non-Escrowed \$883.80 Estimated total amount over year 1 for of 5% of the over due payment. **Property Costs** your non-escrowed property costs: over Year 1 **Association Dues** Negative Amortization (Increase in Loan Amount) You may have other property costs. Under your loan terms, you are scheduled to make monthly payments that do not pay all of Initial Escrow \$3,031.62 A cushion for the escrow account you the interest due that month. As a result, your loan amount will **Payment** pay at closing. See Section G on page 2. increase (negatively amortize), and your loan amount will likely Monthly Escrow \$839.97 The amount included in your total become larger than your original loan amount. Increases in your Payment monthly payment. loan amount lower the equity you have in this property. may have monthly payments that do not pay all of the interest will not have an escrow account because you declined it your due that month. If you do, your loan amount will increase lender does not offer one. You must directly pay your property (negatively amortize), and, as a result, your loan amount may costs, such as taxes and homeowner's insurance. Contact your become larger than your original loan amount. Increases in your lender to ask if your loan can have an escrow account. loan amount lower the equity you have in this property. No Escrow do not have a negative amortization feature. **Estimated** Estimated total amount over year 1. You **Partial Payments Property Costs** must pay these costs directly, possibly Your lender over Year 1 in one or two large payments a year. may accept payments that are less than the full amount due **Escrow Waiver** (partial payments) and apply them to your loan. Fee may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan. In the future. Your property costs may change and, as a result, your escrow paydoes not accept any partial payments. ment may change. You may be able to cancel your escrow account, If this loan is sold, your new lender may have a different policy. but if you do, you must pay your property costs directly. If you fail to Security Interest pay your property taxes, your state or local government may (1) You are granting a security interest in

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.



2053 Boynton Street

Charlotte, NC 28269

satisfy other obligations for this loan.

You may lose this property if you do not make your payments or

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.	\$853,873.17
Finance Charge. The dollar amount the loan will cost you.	\$402,324.17
Amount Financed. The loan amount available after paying your upfront finance charge.	\$442,342.71
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.072%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	80.007%



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 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	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name ,	ATLANTIC BAY MORTGAGE GROUP, L.L.C.		Red Bricks Realty		Costner Law Office, PLLC
Address	600 Lynnhaven Parkway, Suite 203 Virginia Beach, VA 23452		2101 Sardis Rd N Ste 211 Charlotte, NC 28227		10125 Berkeley PI Dr Charlotte, NC 28262
NMLS ID	72043				
NC License ID	L-111843		C33392		37618
Contact	Terence Ellsworth Guess II		Kranthi Aella		SHAYE LONG
Contact NMLS ID	1400129				
Contact NC License ID	I-168586		274836	·	
Email ·	terenceguess@atlantic bay.com		kranthi.aella@gmail.com		malone. lancaster@costnergroup.con
Phone	(215) 280-2294		(704) 254-0555		(803) 683-5225

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.

attorney -in-fact

Mun (Sy healey),

Rahul Reddy Lotla

Date ...

O3\(در 2عمر 2) PAGE 5 OF 5 · LOAN ID # 6100025459

CLOSING DISCLOSURE

Niharika Malireddi



Closing Disclosure

RP

Closing Information

Date Issued

Sale Price

Closing Date 03/10/2022 **Disbursement Date** 03/10/2022

Settlement Agent Costner Law Office, PLLC

Property

NC-21-08112 2053 Boynton Street Charlotte, NC 28269

\$473,832

Transaction Information

Borrower Niharika Malireddi and Rahul Reddy Lotla

2521 Hope Way Lane Apt 204

Charlotte, NC 28262

Seller Mattamy Carolina Corporation, d/b/a Mattamy Homes, a

North Carolina corporation

2127 Ayrsley Town Blvd., Suite 202

Charlotte, NC 28273

Summaries of Transactions

SELLER'S TRANSACTION	
M. Due to Seller at Closing	\$473,832.00
01 Sale Price of Property	\$473,832.00
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	
11 Assessments	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$47,806.17
01 Excess Deposit	\$23,500.00
02 Closing Costs Paid at Closing (J)	\$14,214.96
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	\$10,000.00
09	
10	_
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes	
15 County Taxes 01/01/22 to 03/11/22	\$91.21
16 Assessments	
17	
18	
19	-
CALCULATION	
Total Due to Seller at Closing (M)	\$473,832.00
Total Due from Seller at Closing (N)	-\$47,806.17
Cash From X To Seller	\$426,025.83

Contact Information		
REAL ESTATE BROKER (I	В)	
Name	Red Bricks Realty LLC	
Address	2101 Sardis Rd N, Ste 211 Charlotte, NC 28227	
NC License ID	C33392	-
Contact	Kranthi Aella	
Contact NC License ID	274836	
Email	kranthi.aella@gmail.com	ĺ
Phone		
REAL ESTATE BROKER (S	5)	
Name		-
Address		
NC License ID		
Contact		
Contact NC License ID		+
Email		1
Phone		•
SETTLEMENT AGENT		,
Name	Costner Law Office, PLLC	'
Address	10125 Berkeley Place Drive Charlotte, NC 28262	
NC License ID	37618	
Contact	Shaye Long	
Contact NC License ID		j
Email		i
Phone		

Confirm Receipt

Mattamy Carolina	Corporation,	d/b/a	Mattamy Homes,	a North	Caroli
corporation	Door				

Scott Savage -EAB37D81D53D4A0.. Vice President of Finance

3/10/2022

Date

CLOSING DISCLOSURE PAGE 1 OF 2

Loan Costs	Seller	
	At Closing	Before Closing
A. Origination Charges		1
01 1% of Loan Amount (Points) to Atlantic Bay Mortgage Group, LLC		1
02 Loan Origination Fee to Atlantic Bay Mortgage Group, LLC		1
03 Processing Fee		1
04 Underwiring Fee		
05		1
06		1
07		
08		i
09		1
10		1
11		!
B. Services Borrower Did Not Shop For		
01 Appraisal Fee to Atlantic Bay Mortgage Group, LLC		. 1
02 Credit Report to Atlantic Bay Mortgage Group, LLC		1
03 Final Inspection Fee to Atlantic Bay Mortgage Group, LLC		i
04 Flood Certification to Atlantic Bay Mortgage Group, LLC		4
05 Verification Fee to Atlantic Bay Mortgage Group, LLC		1
06		1
07 -		1
09		i
10		1
11		j
12		1
13		i
14		i
15		1
C. Services Borrower Did Shop For		i
01 ALTA Endorsement to Mattamy Homes Title Agency		
02 Commitment Fee to Mattamy Homes Title Agency		† · · · · · · · · · · · · · · · · · · ·
03 CPL to Mattarny Homes Title Agency		
04 Title - Attorney Fee to Costner Law Office, PLLC		
05 Title - Lender's Title Insurance to Mattamy Homes Title Agency	· · · · · · · · · · · · · · · · · · ·	1
06 Title - Title Exam to Costner Law Office, PLLC		1
07		
08		
09		+ :
10		<u> </u>

Closing Cost Details

Other Costs	Seller-Paid At Closing	Before Closing
E. Taxes and Other Government Fees	At Closing	before Closing
01 Recording Fees Deed: \$26.00 Mortgage: \$64.00	· · · · · · · · · · · · · · · · · · ·	1
02 E-Recording Surcharge to Costner Law - Recording Account		<u>j</u>
03 Transfer Taxes to Costner Law - Recording Account		
04		
F. Prepaids		
01 Homeowner's Insurance Premium (mo.)		<u>1</u>
02 Mortgage Insurance Premium (mo.)		1
03 Prepaid Interest (per day from to)		
04 Property Taxes (mo.)		i
05		1
G. Initial Escrow Payment at Closing		1
01 Homeowner's Insurance	·	
02 Mortgage Insurance	***	
03 Property Taxes		1
04 County Taxes		
05	-	
06		1
07		ļ.
08 Aggregate Adjustment		ļ
H. Other		
01 Commission - Selling Agent to Red Bricks Realty LLC	\$14,214.96	
02 HOA Capital Contribution to Cheyney Homeowners Association		!
03 HOA Prepaid Dues to Cheyney Homeowners Association		1
04 Survey to Eastover Land Surveying Company		-
05 Title - Additional Document Preparation - POA to Costner Law Office, PLLC	1000	1
06 Title - Owner's Title Insurance (Optional) to Mattamy Homes Title Agency		
07		1
08		
09		
10		
IS FOUND OF STATE OF		1
J. TOTAL CLOSING COSTS	\$14,214.96	

Closing Disclosure - Attachment

Borrower: Niharika Malireddi

Rahul Reddy Lotla

2521 Hope Way Lane Apt 204

Charlotte, NC 28262

Seller: Mattamy Carolina Corporation, d/b/a

Mattamy Homes, a North Carolina

corporation

2127 Ayrsley Town Blvd.

Suite 202

Charlotte, NC 28273

Settlement Agent: Costner Law Office, PLLC

10125 Berkeley Place Drive

Charlotte, NC 28262

(980)219-7637

Closing Date: March 10, 2022

Disbursement Date: March 10, 2022

Property Location: 2053 Boynton Street

Charlotte, NC 28269

Costner Law Office, PLLC ALTA Universal ID: 10125 Berkeley Place Drive Charlotte, NC 28262

File No./Escrow No.:

NC-21-08112

Print Date & Time:

March 10, 2022 10:01 am

Officer/Escrow Officer:

Shaye Long

Settlement Location:

10125 Berkeley Place Drive

Charlotte, NC 28262

Property Address:

2053 Boynton Street

Charlotte, NC 28269

Borrower:

Niharika Malireddi and Rahul Reddy Lotla

2521 Hope Way Lane Apt 204

Charlotte, NC 28262

Seller:

Mattamy Carolina Corporation, d/b/a Mattamy Homes, a North Carolina corporation

2127 Ayrsley Town Blvd.

Suite 202

Charlotte, NC 28273

Lender:

Atlantic Bay Mortgage Group, LLC

Settlement Date :

March 10, 2022 March 10, 2022

Disbursement Date :

Sell	er	Description	Borrov	er i
Debit	Credit		Debit	Credit
	-	Financial		j
	473,832.00	Sale Price of Property	473,832.00	!
		Deposit		23,500.00
		Loan Amount		450,140.00
10,000.00		Seller Credit		10,000.00
23,500.00		Excess Deposit		;
		Prorations/Adjustments		<u>†</u> i
91.21		County Taxes 01/01/22-03/11/22		91.21
		Loan Charges to Atlantic Bay Mortgage Group, LLC		
		1% of Loan Amount (Points)	4,501.40	1
		Loan Origination Fee	995.00	1
		Appraisal Fee	750.00	1
		Credit Report	17.00	
		Final Inspection Fee	166.00	1

Seller		Description	Borrow	er
Debit	Credit		Debit	Credit
		Loan Charges to Atlantic Bay Mortgage Group, LLC (continued)		
-	• • •	Flood Certification	10.00	
		Verification Fee	99.00	1
		Prepaid Interest \$53.95514 per day from 03/10/22 to 04/01/22 Atlantic Bay Mortgage Group, LLC	1,187.01	
		Impounds		1
		Homeowner's Insurance to Atlantic Bay Mortgage Group, LLC 4.000 Months at \$132.58/month	530.32	
	•	Property Taxes to Atlantic Bay Mortgage Group, LLC 9.000 Months at \$381.04/month	3,429.36	. !
		Aggregate Adjustment to Atlantic Bay Mortgage Group, LLC		928.06
		Title Charges and Escrow/Settlement Charges		· 1

	***************************************	Attorney Fee to Costner Law Office, PLLC	800.00	1
		Title Exam to Costner Law Office, PLLC	150.00	
	***************************************	Lender's Title Insurance to Mattamy Homes Title Agency	26.00	<u> </u>
		ALTA Endorsement to Mattamy Homes Title Agency	63.00	
		Commitment Fee to Mattamy Homes Title Agency	15.00	1
		CPL to Mattamy Homes Title Agency	107.88	ļ
,		Owner's Title Insurance (Optional) to Mattamy Homes Title Agency	497.26	4
		Additional Document Preparation - POA to Costner Law Office, PLLC	300.00	
	,	Commissions		<u> </u>
14,214.96		Commission - Selling Agent to Red Bricks Realty LLC		
		Government Recording and Transfer Charges		İ
		Recording Fees to Costner Law - Recording Account	142.00	1
		E-Recording Surcharge to Costner Law - Recording Account	19.00	1
		Transfer Taxes to Costner Law - Recording Account	948.00	

Selle	<u> </u>	Description	Borrow	er
Debit	Credit		Debit	Credit
		Miscellaneous		-
		Homeowner's Insurance Premium to Nationwide General Insurance Company 12 months	1,591.00	
		Survey to Eastover Land Surveying Company	100.00	1
		HOA Capital Contribution to Cheyney Homeowners Association	1,000.00	
		HOA Prepaid Dues to Cheyney Homeowners Association	220.95	
		HOA Dues to Cheyney Homeowners Association 03/11/22-03/31/22	51.56	
Seller			Borrow	AP .
Debit	Credit		Debit	Credit
47,806.17	473,832.00	Subtotals	491,548.74	484,659.27
	•	Due from Borrower		6,889.47
426,025.83		Due to Seller		1
473,832.00	473,832.00	Totals	491,548.74	491,548.74

Acknowledgement	ţ
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipt disbursements made on my account or by me in this transaction and further certify that I have received a copy of the AL Settlement Statement. We/I authorize Costner Law Office, PLLC to cause the funds to be disbursed in accordance with	.ΤΔ
statement.	1
,	,

Wihanika Malineddi by Hanhini Byneddy, Attorney-in-fact Niharika Malireddi by Harshini Byreddy, Attorney-in-Fact <u>Fahul Reddy Lotla by Harshini Byreddy</u>, Attorney-in-Fact Rahul Reddy Lotla by Harshini Byreddy, Attorney-in-Fact

Sel	lor
Sei	ıer

Borrower

Mattamy Carolina Corporation, d/b/a Mattamy Homes, a North Carolina corporation

BY: **Scott Savage** Vice President of Finance

ADDENDUM TO CLOSING DISCLOSURE

This Addendum contains additional information. It does not replace any information disclosed on the Closing Disclosure.

Borrower Rahul Reddy Lotia

Seller

2500 merchants row Blvd apt 91

Tallahassee, FL 32311



ADDENDUM TO CLOSING DISCLOSURE

This Addendum contains additional information. It does not replace any information disclosed on the Closing Disclosure.

Seller

Borrower Rahui Re

Rahui Reddy Lotla 2500 merchants row Blvd apt 91

Tallahassee, FL 32311



American Land Title Association

ALTA Settlement Statement - Combined Adopted 05-01-2015

Costner Law Office, PLLC ALTA Universal ID: 10125 Berkeley Place Drive Charlotte, NC 28262

File No./Escrow No.:

NC-21-08112

Print Date & Time:

March 10, 2022 10:01 am

Officer/Escrow Officer:

Shaye Long

Settlement Location:

10125 Berkeley Place Drive

Charlotte, NC 28262

Property Address:

2053 Boynton Street

Charlotte, NC 28269

Borrower:

Niharika Malireddi and Rahul Reddy Lotla

2521 Hope Way Lane Apt 204

Charlotte, NC 28262

Seller:

Mattamy Carolina Corporation, d/b/a Mattamy Homes, a North Carolina corporation

2127 Ayrsley Town Blvd.

Suite 202

Charlotte, NC 28273

Lender:

Atlantic Bay Mortgage Group, LLC

Settlement Date : Disbursement Date :

March 10, 2022 March 10, 2022

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		•
	473,832.00	Sale Price of Property	473,832.00	
		Deposit		23,500.00
		Loan Amount		450,140.00
10,000.00		Seller Credit ,		10,000.00
23,500.00		Excess Deposit		
		Prorations/Adjustments		
91.21		County Taxes 01/01/22-03/11/22		. 91.21
		Loan Charges to Atlantic Bay Mortgage Group, LLC		· · · · · · · · · · · · · · · · · · ·
		1% of Loan Amount (Points)	4,501.40	
		Loan Origination Fee	995.00	
		Appraisal Fee	750.00	1
		Credit Report	17.00	
		Final Inspection Fee	166.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to Atlantic Bay Mortgage Group, LLC (continued)		
		Flood Certification	10.00	
		Verification Fee	99.00	
		Prepaid Interest \$53.95514 per day from 03/10/22 to 04/01/22 Atlantic Bay Mortgage Group, LLC	1,187.01	
		Impounds		
		Homeowner's Insurance to Atlantic Bay Mortgage Group, LLC 4.000 Months at \$132.58/month	530.32	
		Property Taxes to Atlantic Bay Mortgage Group, LLC 9.000 Months at \$381.04/month	3,429.36	
		Aggregate Adjustment to Atlantic Bay Mortgage Group, LLC		, 928.0
		Title Charges and Escrow/Settlement Charges		
	····	Attorney Fee to Costner Law Office, PLLC	800.00	
		Title Exam to Costner Law Office, PLLC	150.00	
	······································	Lender's Title Insurance to Mattamy Homes Title Agency	26.00	
		ALTA Endorsement to Mattamy Homes Title Agency	63.00	,
		Commitment Fee to Mattamy Homes Title Agency	15.00	
		CPL to Mattamy Homes Title Agency	107.88	
		Owner's Title Insurance (Optional) to Mattamy Homes Title Agency	497.26	•
		Additional Document Preparation - POA to Costner Law Office, PLLC	300.00	
	·····	Commissions		
14,214.96		Commission - Selling Agent to Red Bricks Realty LLC		
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Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Miscellaneous		
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		HOA Capital Contribution to Cheyney Homeowners Association	1,000.00	
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		HOA Dues to Cheyney Homeowners Association 03/11/22-03/31/22	51.56	
Seller			Borrower	
Debit	Credit		Debit	Credit
47,806.17	473,832.00	Subtotals	491,548.74	484,659.27
		Due from Borrower		6,889.47
426,025.83		Due to Seller		
473,832.00	473,832.00	Totals	491,548.74	491,548.74

Acknowledgement We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Costner Law Office, PLLC to cause the funds to be disbursed in accordance with this statement. **Borrower** Niharika Malireddi by Harshini Byreddy, Attorney-in-Fact Rahul Reddy Lotla by Harshini Byreddy, Attorney-in-Fact Seller Mattamy Carolina Corporation, d/b/a Mattamy Homes, a North Carolina corporation DocuSigned by: cott Savage BY: Scott Savage -EAB37D81D53D4A0... Vice President of Finance

Shaye Long



Changed Circumstances Record

ATLANTIC BAY MORTGAGE GROUP, L.L.C.

Loan Number: 6100025459

Subject Property:

600 Lynnhaven Parkway, Suite 203

Lender Case No: 6100025459 Borrower Name(s) Niharika Malireddi

Virginia Beach, VA 23452

Rahul Reddy Lotla

(757) 213-1680

2053 Boynton Street Charlotte, NC 28269

Changed Circumstances:

On 12/30/2021 you requested the following change:

- You requested a revision to the credit terms or the settlement.

Borrower requested a rush on the appraisal. Borrower agreed to pay rush fee.

As a result of the above change, the following fee(s) were updated:

- Appraisal changed from \$650.00 to \$750.00. This fee is a component of block B: Services You Cannot Shop For.

On 01/31/2022 you requested the following change:

- You requested a revision to the credit terms or the settlement.

Final Inspection required due to repairs needed on subject property.

As a result of the above change, the following fee(s) were updated:

- Final Inspection changed from \$0.00 to \$166.00. This fee is a component of block B: Services You Cannot Shop For.

On 02/01/2022 the following changed circumstance occurred:

- You locked the interest rate.

As a result of the above change, the following fee(s) were updated:

- Loan Discount Points changed from \$0.00 to \$4,501.40. This fee is a component of block A: Origination Charges.

On 03/03/2022 we received information regarding the following changed circumstance:

- A changed circumstance occurred affecting settlement charges.

updated fees per settlement agent

As a result of the above change, the following fee(s) were updated:

- Title - Owner's Title Policy (optional) changed from \$0.00 to \$512.26. This fee is a component of block H: Other.

On 03/04/2022 we received information regarding the following changed circumstance:

- A changed circumstance occurred affecting settlement charges.

BUYER AGREED TO PAY TRANSFER TAXES VIA SALES CONTRACT. WE WERE MADE AWARE OF THE AMOUNT FROM THE PRELIM CD.

As a result of the above change, the following fee(s) were updated:

- TRANSFER TAX changed from \$0.00 to \$948.00. This fee is a component of block E: Transfer Taxes.

On 03/04/2022 we received information regarding the following changed circumstance:

- A changed circumstance occurred affecting settlement charges.

updated fees per settlement agent

As a result of the above change, the following fee(s) were updated:

- Title CPL Fee changed from \$0.00 to \$107.88. This fee is a component of block B: Services You Cannot Shop For.
- Title Document Preparation changed from \$0.00 to \$300.00. This fee is a component of block B: Services You Cannot Shop For.
- Title Attorney's Fee changed from \$550.00 to \$800.00. This fee is a component of block B: Services You Cannot Shop For.
- Title E-recording Service Fee changed from \$9.00 to \$19.00. This fee is a component of block B: Services You Cannot Shop For.
- HOA CAPITAL CONTRIBUTION changed from \$0.00 to \$1,000.00. This fee is a component of block H: Other.
- HOA PREPAID DUES changed from \$0.00 to \$220.95. This fee is a component of block H: Other.
- SURVEY changed from \$0.00 to \$100.00. This fee is a component of block H: Other.
- Title Endorsements changed from \$0.00 to \$63.00. This fee is a component of block B: Services You Cannot Shop For.
- Title Title Commitment Fee changed from \$0.00 to \$15.00. This fee is a component of block B: Services You Cannot Shop For.

On 03/04/2022 you requested the following change:

- You requested a revision to the credit terms or the settlement.

Borrower wanted to close by power of attorney so the fee increased to cover the recording of the document.

As a result of the above change, the following fee(s) were updated:

- Recording Fee - Deed changed from \$125.00 to \$142.00. This fee is a component of block E: Recording Fees And Other Taxes.