



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

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

Closing Information

Date Issued 03/03/2022
 Closing Date 03/10/2022
 Disbursement Date 03/10/2022
 Settlement Agent Costner Law Office, PLLC
 File #
 Property 2053 Boynton Street
 Charlotte, NC 28269
 Sale Price \$473,832

Transaction Information

Borrower Niharika Malireddi and Rahul Reddy
 Lotla
 Seller MATTAMY CAROLINA CORPORATION
 D/B/A MATTAMY HOMES
 PLEASE PROVIDE SELLER'S FORWARDING
 ADDRESS
 Lender ATLANTIC BAY MORTGAGE GROUP, L.L.C.

Loan Information

Loan Term 30 years
 Purpose Purchase
 Product Fixed Rate
 Loan Type Conventional FHA
 VA
 Loan ID # 6100025459
 MIC # 6476595180

Loan Terms		Can this amount increase after closing?
Loan Amount	\$450,140	NO
Interest Rate	4.375%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,247.48	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-10	Years 11-30
Principal & Interest	\$2,247.48	\$2,247.48
Mortgage Insurance	+ 326.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 513.62	+ 513.62
Estimated Total Monthly Payment	\$3,087.45	\$2,761.10

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$587.27 a month	This estimate includes	In escrow?
		<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	YES YES NO

Costs at Closing		
Closing Costs	\$14,166.17	Includes \$7,719.28 in Loan Costs + \$6,446.89 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$143.21	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>



Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid By Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$5,496.40				
01	1% of Loan Amount (Points) to Atlantic Bay Mortgage Group LLC	\$4,501.40				
02	Loan Origination Fee to Atlantic Bay Mortgage Group LLC	\$995.00				
03						
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$2,222.88				
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.	\$166.00				
04	Flood Certification to Corelogic Flood Services	\$10.00				
05	Title - Attorney's Fee to COSTNER LAW OFFICE	\$550.00				
06	Title - E-recording Service Fee to COSTNER LAW OFFICE	\$9.00				
07	Title - Final Title Fee to COSTNER LAW OFFICE	\$150.00				
08	Title - Lender's Title Policy to MATTAMY HOMES TITLE AGENCY, LLC	\$196.88				
09	Title - Title Examination to COSTNER LAW OFFICE	\$275.00				
10	Verification Fee to Informative Research	\$99.00				
C. Services Borrower Did Shop For						
01						
02						
03						
04						
05						
06						
07						
08						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$7,719.28				
Loan Costs Subtotals (A + B + C)		\$7,719.28				
Other Costs						
E. Taxes and Other Government Fees		\$125.00				
01	Recording Fees Deed: \$125.00 Mortgage:	\$125.00				
02						
F. Prepays		\$2,778.01				
01	Homeowner's Insurance Premium (12 mo.) to Glick Insurance	\$1,591.00				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$53.96 per day from 3/10/22 to 4/1/22)	\$1,187.01				
04	Property Taxes (mo.)					
05						
G. Initial Escrow Payment at Closing		\$3,031.62				
01	Homeowner's Insurance \$132.58 per month for 4 mo.	\$530.32				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$381.04 per month for 9 mo.	\$3,429.36				
04						
05						
06						
07						
08	Aggregate Adjustment	\$-928.06				
H. Other		\$512.26				
01	Title - Owner's Title Policy (optional) to MATTAMY HOMES TITLE AG	\$512.26				
02						
03						
04						
05						
06						
07						
08						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$6,446.89				
Other Costs Subtotals (E + F + G + H)		\$6,446.89				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$14,166.17				
Closing Costs Subtotals (D + I)		\$14,166.17				
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	\$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
Funds 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	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$487,998.17
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)	\$14,166.17
04 Other	
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	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing	\$487,854.96
01 Deposit	\$23,500.00
02 Loan Amount	\$450,140.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	\$10,000.00
Other Credits	
06 Real estate agent credit	\$4,214.96
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

Total Due from Borrower at Closing (K)	\$487,998.17
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$487,854.96
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$143.21

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 to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	

N. Due from Seller at Closing	\$10,000.00
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	
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 to	
15 County Taxes to	
16 Assessments to	
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$473,832.00
Total Due from Seller at Closing (N)	-\$10,000.00
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$463,832.00



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
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 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

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$853,573.17
Finance Charge. The dollar amount the loan will cost you.	\$402,028.29
Amount Financed. The loan amount available after paying your upfront finance charge.	\$442,638.59
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.066%
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	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	Terence Ellsworth Guess II	Kranthi Aella	
Contact NMLS ID	1400129		
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.**

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Closing Information

Date Issued 03/04/2022
 Closing Date 03/10/2022
 Disbursement Date 03/10/2022
 Settlement Agent Costner Law Office, PLLC
 File # NC-21-08112
 Property 2053 Boynton Street
 Charlotte, NC 28269
 Sale Price \$473,832

Transaction Information

Borrower Niharika Malireddi and Rahul Reddy
 Lotla
 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 Information

Loan Term 30 years
 Purpose Purchase
 Product Fixed Rate
 Loan Type Conventional FHA
 VA _____
 Loan ID # 6100025459
 MIC # 6476595180

Loan Terms		Can this amount increase after closing?
Loan Amount	\$450,140	NO
Interest Rate	4.375%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,247.48	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-10	Years 11-30
Principal & Interest	\$2,247.48	\$2,247.48
Mortgage Insurance	+ 326.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 513.62	+ 513.62
Estimated Total Monthly Payment	\$3,087.45	\$2,761.10

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$587.27 a month	This estimate includes	In escrow?
		<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	YES YES NO

Costs at Closing	
Closing Costs	\$16,737.12 Includes \$8,019.28 in Loan Costs + \$8,717.84 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$2,714.16 Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>



Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid By Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$5,496.40				
01	1% of Loan Amount (Points) to Atlantic Bay Mortgage Group LLC	\$4,501.40				
02	Loan Origination Fee to Atlantic Bay Mortgage Group LLC	\$995.00				
03						
04						
05						
06						
07						
B. Services Borrower Did Not Shop For		\$2,522.88				
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.	\$166.00				
04	Flood Certification to Corelogic Flood Services	\$10.00				
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 ACCOUN	\$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	\$15.00				
12	Title - Title Examination to COSTNER LAW OFFICE	\$150.00				
13	Verification Fee to Informative Research	\$99.00				
C. Services Borrower Did Shop For						
01						
02						
03						
04						
05						
06						
07						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$8,019.28				
Loan Costs Subtotals (A + B + C)		\$8,019.28				
Other Costs						
E. Taxes and Other Government Fees		\$1,090.00				
01	Recording Fees Deed: \$142.00 Mortgage:	\$142.00				
02	TRANSFER TAX to MECKLENBURG COUNTY REGISTER OF	\$948.00				
F. Prepays		\$2,778.01				
01	Homeowner's Insurance Premium (12 mo.) to Glick Insurance	\$1,591.00				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$53.96 per day from 3/10/22 to 4/1/22)	\$1,187.01				
04	Property Taxes (mo.)					
G. Initial Escrow Payment at Closing		\$3,031.62				
01	Homeowner's Insurance \$132.58 per month for 4 mo.	\$530.32				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$381.04 per month for 9 mo.	\$3,429.36				
04						
05						
06						
07						
08	Aggregate Adjustment	\$-928.06				
H. Other		\$1,818.21				
01	HOA CAPITAL CONTRIBUTION to CHEYNEY HOMEOWNERS AS	\$1,000.00				
02	HOA PREPAID DUES to CHEYNEY HOMEOWNERS AS	\$220.95				
03	Real Estate Commissions - Selling Agent to Red Bricks Realty			\$14,214.96		
04	SURVEY to EASTEROVER LAND SURVEYI	\$100.00				
05	Title - Owner's Title Policy (optional) to MATTAMY HOMES TITLE AG	\$497.26				
06						
07						
08						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$8,717.84				
Other Costs Subtotals (E + F + G + H)		\$8,717.84				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$16,737.12				
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	-\$4,214.96	YES • See details in Section L
Cash to Close	\$1,091.00	\$2,714.16	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$490,569.12
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 Other	
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	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing	\$487,854.96
01 Deposit	\$23,500.00
02 Loan Amount	\$450,140.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	\$10,000.00
Other Credits	
06 Real estate agent credit	\$4,214.96
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

Total Due from Borrower at Closing (K)	\$490,569.12
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$487,854.96
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$2,714.16

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 to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	

N. Due from Seller at Closing	\$24,214.96
01 Excess Deposit	
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 to	
15 County Taxes to	
16 Assessments to	
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$473,832.00
Total Due from Seller at Closing (N)	-\$24,214.96
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$449,617.04



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
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 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

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	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	Terence Ellsworth Guess II	Kranthi Aella	
Contact NMLS ID	1400129		
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 Information		Transaction Information		Loan Information	
Date Issued	03/10/2022	Borrower	Niharika Malireddi	Loan Term	30 years
Closing Date	03/10/2022		2521 Hope Way Lane #Apt 204	Purpose	Purchase
Disbursement Date	03/10/2022		Charlotte, NC 28262	Product	Fixed Rate
Settlement Agent	Costner Law Office, PLLC		See addendum for additional borrowers	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	NC-21-08112	Seller	MATTAMY CAROLINA CORPORATION		<input type="checkbox"/> VA <input type="checkbox"/>
Property	2053 Boynton Street		D/B/A MATTAMY HOMES	Loan ID #	6100025459
	Charlotte, NC 28269		2127 AYRSLEY TOWN BLVD, SUITE 202	MIC #	6476595180
Sale Price	\$473,832.00	Lender	ATLANTIC BAY MORTGAGE GROUP, L.L.C.		

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$450,140	NO
Interest Rate	4.375%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,247.48	NO
	Does the loan have these features?	
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-10	Years 11-30
Principal & Interest	\$2,247.48	\$2,247.48
Mortgage Insurance	+ 326.35	+ -
Estimated Escrow <i>Amount can increase over time</i>	+ 513.62	+ 513.62
Estimated Total Monthly Payment	\$3,087.45	\$2,761.10
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> <i>See Page 4 for details</i>	\$587.27 a month	This estimate includes: <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES NO

Costs at Closing	
Closing Costs	\$16,737.12 Includes \$8,019.28 in Loan Costs + \$8,717.84 in Other Costs - \$0.00 in Lender Credits. See page 2 for details.
Cash to Close	\$6,889.47 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	
A. Origination Charges	\$5,496.40				
01 1% of Loan Amount (Points)	\$4,501.40				
02 Loan Origination Fee	\$995.00				
03					
04					
05					
06					
07					
B. Services Borrower Did Not Shop For	\$2,522.88				
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.	\$166.00				
04 Flood Certification to Corelogic Flood Services	\$10.00				
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	\$15.00				
12 Title - Title Examination to COSTNER LAW OFFICE	\$150.00				
13 Verification Fee to Informative Research	\$99.00				
C. Services Borrower Did Shop For	\$0.00				
01					
02					
03					
04					
05					
06					
07					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$8,019.28				
Loan Costs Subtotals (A + B + C)	\$8,019.28				
Other Costs					
E. Taxes and Other Government Fees	\$1,090.00				
01 Recording Fees Deed:\$142.00 Mortgage:	\$142.00				
02 TRANSFER TAX to MECKLENBURG COUNTY REGISTER OF DEEDS	\$948.00				
F. Prepays	\$2,778.01				
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)	\$1,187.01				
04 Property Taxes (mo.)					
G. Initial Escrow Payment at Closing	\$3,031.62				
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	\$1,818.21				
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				
06					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$8,717.84				
Other Costs Subtotals (E + F + G + H)	\$8,717.84				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$16,737.12				
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			
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
02 Loan Amount			\$450,140.00
03 Existing Loan(s) Assumed or Taken Subject to			
04			
05 Seller Credit			\$10,000.00
Other Credits			
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		
15	to		
16	to		
17	to		
CALCULATION			
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	<input checked="" type="checkbox"/> From <input type="checkbox"/> 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			
06			
07			
08			
Adjustments for Items Paid by Seller in Advance			
09 City/Town Taxes	to		
10 County Taxes	to		
11 Assessments	to		
12	to		
13	to		
14	to		
15	to		
16	to		
N. Due from Seller at Closing			\$24,214.96
01 Excess Deposit			
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	to		
15 County Taxes	to		
16 Assessments	to		
17	to		
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	<input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$449,617.04



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, we will charge a late fee of 5% of the over due 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

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: Homeowner's Insurance, Property Taxes, Mortgage Insurance
Non-Escrowed Property Costs over Year 1	\$883.80	Estimated total amount over year 1 for your non-escrowed property costs: 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 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

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%

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.

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

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@atlanticbay.com		kranthi.aella@gmail.com		malone.lancaster@costnergroup.com
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
Niharika Malireddi by Hanlini Byneddy,
Niharika Malireddi

Date
03/10/2022

Rahul Reddy Lotla by Hanlini Byneddy, *attorney-in-fact*
Rahul Reddy Lotla

Date

03/10/2022

CLOSING DISCLOSURE





Closing Disclosure

Closing Information

Date Issued
Closing Date 03/10/2022
Disbursement Date 03/10/2022
Settlement Agent Costner Law Office, PLLC
File # NC-21-08112
Property 2053 Boynton Street
 Charlotte, NC 28269

Sale Price \$473,832

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 <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$426,025.83

Transaction Information

Borrower Niharika Malireddi and Rahul Reddy Lotia
 2521 Hope Way Lane Apt 204
 Charlotte, NC 28262

Seller Mattamy Carolina Corporation, d/b/a Mattamy Homes, a
 North Carolina corporation
 2127 Ayrley Town Blvd., Suite 202
 Charlotte, NC 28273

Contact Information

REAL ESTATE BROKER (B)

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
Phone	

REAL ESTATE BROKER (S)

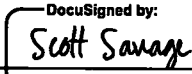
Name	
Address	
NC License ID	
Contact	
Contact NC License ID	
Email	
Phone	

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	
Email	
Phone	

Confirm Receipt

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

DocuSigned by:

 BY: Scott Savage
 Vice President of Finance
 EAB37D81D53D4A0...

3/10/2022

Date

Closing Cost Details

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

Closing Cost Details

Other Costs	Seller-Paid	
	At Closing	Before Closing
E. Taxes and Other Government Fees		
01 Recording Fees Deed: \$26.00 Mortgage: \$64.00		
02 E-Recording Surcharge to Costner Law - Recording Account		
03 Transfer Taxes to Costner Law - Recording Account		
04		
F. Prepays		
01 Homeowner's Insurance Premium (mo.)		
02 Mortgage Insurance Premium (mo.)		
03 Prepaid Interest (per day from to)		
04 Property Taxes (mo.)		
05		
G. Initial Escrow Payment at Closing		
01 Homeowner's Insurance		
02 Mortgage Insurance		
03 Property Taxes		
04 County Taxes		
05		
06		
07		
08 Aggregate Adjustment		
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		
04 Survey to Eastover Land Surveying Company		
05 Title - Additional Document Preparation - POA to Costner Law Office, PLLC		
06 Title - Owner's Title Insurance (Optional) to Mattamy Homes Title Agency		
07		
08		
09		
10		
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 Ayrsey 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 Ayrley Town Blvd.
 Suite 202
 Charlotte, NC 28273
 Lender: Atlantic Bay Mortgage Group, LLC
 Settlement Date : March 10, 2022
 Disbursement Date : 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	
		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		928.06
		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		
		Government Recording and Transfer Charges		
		Recording Fees to Costner Law - Recording Account	142.00	
		E-Recording Surcharge to Costner Law - Recording Account	19.00	
		Transfer Taxes to Costner Law - Recording Account	948.00	

Seller		Description	Borrower	
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	
		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			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

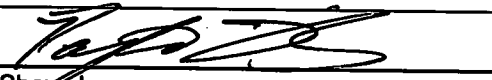
Niharika Malireddi by Harshini Byreddy, Attorney-in-fact
 Niharika Malireddi by Harshini Byreddy, Attorney-in-Fact

Rahul Reddy Lotla 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

BY: _____
 Scott Savage
 Vice President of Finance


 Shaye Long

ADDENDUM TO CLOSING DISCLOSURE

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

Borrower Rahul Reddy Lotla
 2500 merchants row Blvd apt 91
 Tallahassee, FL 32311

Seller



ADDENDUM TO CLOSING DISCLOSURE

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

Borrower Rahul Reddy Lotla
 2500 merchants row Blvd apt 91
 Tallahassee, FL 32311

Seller



American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

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ALTA Universal ID:
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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

BY: _____
DocuSigned by:

 Scott Savage
EAB37D81D53D4A0...
 Vice President of Finance

Shaye Long



Changed Circumstances Record

ATLANTIC BAY MORTGAGE GROUP, L.L.C.

600 Lynnhaven Parkway, Suite 203
Virginia Beach, VA 23452

(757) 213-1680

Loan Number: 6100025459

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

Subject Property: 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.