

| B. Type of Loan | | | | | | | |
|---|---------------------------------------|--|---|-------------|--|--|--|
| 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> RHS | 3. <input type="checkbox"/> Conv. Unins. | 6. File No. PA000695 | 7. Loan No. | 8. Mortgage Insurance Case No. | | |
| 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> Conv Ins. | | | | | | |
| C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. | | | | | | | |
| D. Name & Address of Borrower: Dream Home Builders LLC 1310 North Irving Street Allentown, PA 18109 | | | E. Name & Address of Seller: Kristin S. Rutter 5026 Hoffmansville Road Orefield, PA 18069 | | F. Name & Address of Lender: | | |
| G. Property Location: 3009 Huron Street # 15 Allentown, PA 18103 | | | H. Settlement Agent: ACT Settlement Services, LLC | | I. Settlement Date: 07/25/2023 | | |
| | | | Place of Settlement: 3477 Corporate Parkway Suite 100 Center Valley, PA 18034 | | Funding Date: 07/25/2023 | | |
| | | | | | Disbursement Date: 07/25/2023 | | |

J. Summary of Borrower's Transaction

| 100. Gross Amount Due from Borrower | |
|---|---------------------|
| 101. Contract sales price | \$150,000.00 |
| 102. Personal property | |
| 103. Settlement charges to borrower (line 1400) | \$3,095.25 |
| 104. | |
| 105. | |
| Adjustment for items paid by seller in advance | |
| 106. City/Town Taxes 07/25/2023 to 01/01/2024 | \$688.00 |
| 107. County Taxes 07/25/2023 to 01/01/2024 | \$217.60 |
| 108. Assessments | |
| 109. | |
| 110. | |
| 111. | |
| 112. | |
| 120. Gross Amount Due from Borrower | \$154,000.85 |
| 200. Amount Paid by or in Behalf of Borrower | |
| 201. Deposit | \$500.00 |
| 202. Principal amount of new loan(s) | |
| 203. Existing loan(s) taken subject to | |
| 204. | |
| 205. | |
| 206. | |
| 207. | |
| 208. | |
| 209. | |
| Adjustments for items unpaid by seller | |
| 210. City/Town Taxes | |
| 211. County Taxes | |
| 212. Assessments | |
| 213. School Tax 07/01/2023 to 07/25/2023 | \$143.52 |
| 214. | |
| 215. | |
| 216. | |
| 217. | |
| 218. | |
| 219. | |
| 220. Total Paid by/for Borrower | \$643.52 |
| 300. Cash at Settlement from/to Borrower | |
| 301. Gross amount due from borrower (line 120) | \$154,000.85 |
| 302. Less amounts paid by/for borrower (line 220) | \$643.52 |
| 303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | \$153,357.33 |

K. Summary of Seller's Transaction

| 400. Gross Amount Due to Seller | |
|---|---------------------|
| 401. Contract sales price | \$150,000.00 |
| 402. Personal property | |
| 403. | |
| 404. | |
| 405. | |
| Adjustment for items paid by seller in advance | |
| 406. City/Town Taxes 07/25/2023 to 01/01/2024 | \$688.00 |
| 407. County Taxes 07/25/2023 to 01/01/2024 | \$217.60 |
| 408. Assessments | |
| 409. | |
| 410. | |
| 411. | |
| 412. | |
| 420. Gross Amount Due to Seller | \$150,905.60 |
| 500. Reductions in Amount Due to Seller | |
| 501. Excess deposit (see instructions) | |
| 502. Settlement charges to seller (line 1400) | \$6,156.45 |
| 503. Existing loan(s) taken subject to | |
| 504. Payoff of First Mortgage | |
| 505. Payoff of Second Mortgage | |
| 506. | |
| 507. | |
| 508. | |
| 509. | |
| Adjustments for items unpaid by seller | |
| 510. City/Town Taxes | |
| 511. County Taxes | |
| 512. Assessments | |
| 513. School Tax 07/01/2023 to 07/25/2023 | \$143.52 |
| 514. | |
| 515. | |
| 516. | |
| 517. | |
| 518. | |
| 519. | |
| 520. Total Reduction Amount Due Seller | \$6,299.97 |
| 600. Cash at Settlement to/from Seller | |
| 601. Gross amount due to seller (line 420) | \$150,905.60 |
| 602. Less reductions in amounts due seller (line 520) | \$6,299.97 |
| 603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller | \$144,605.63 |

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges

| 700. Total Real Estate Broker Fees | Paid From Borrower's Funds at Settlement | Paid From Seller's Funds at Settlement |
|---|--|--|
| Division of commission (line 700) as follows : | | |
| 701. \$ | | |
| 702. \$ | | |
| 703. Commission paid at settlement | | |
| 704. | | |
| 800. Items Payable in Connection with Loan | | |
| 801. Our origination charge | | |
| 802. Your credit or charge (points) for the specific interest rate chosen | | |
| 803. Appraisal fee | | |
| 804. Credit report | | |
| 805. Tax service | | |
| 806. Flood certification | | |
| 807. | | |
| 808. | | |
| 809. | | |
| 810. | | |
| 900. Items Required by Lender to be Paid in Advance | | |
| 901. Daily interest charges from 07/25/2023 to 08/01/2023 | | |
| 902. Mortgage insurance premium | | |
| 903. Homeowner's insurance | | |
| 904. | | |
| 1000. Reserves Deposited with Lender | | |
| 1001. Initial deposit for your escrow account | | |
| 1002. Homeowner's insurance | | |
| 1003. Mortgage insurance | | |
| 1004. Property taxes | | |
| 1005. | | |
| 1006. | | |
| 1007. Aggregate Adjustment \$0.00 | | |
| 1100. Title Charges | | |
| 1101. Settlement or closing fee to ACT Settlement Services, LLC | | |
| 1102. Owner's title insurance to First American Title Insurance Company | \$1,310.00 | |
| 1103. Lender's title insurance to First American Title Insurance Company | | |
| 1104. Lender's title policy limit \$ | | |
| 1105. Owner's title policy limit \$150,000.00 | | |
| 1106. Title Exam Fee to ACT Settlement Services, LLC \$105.00 | \$105.00 | |
| 1107. Tax Certification to ACT Settlement Services, LLC \$100.00 | \$100.00 | |
| 1108. Deed Preparation to ACT Settlement Services, LLC | | \$95.00 |
| 1200. Government Recording and Transfer Charges | | |
| 1201. Recording fees: Deed \$80.25 Mortgage \$ Release \$ to Lehigh County Recording Office | \$80.25 | |
| 1202. City/County tax/stamps Deed \$1,500.00 Mortgage \$ to Lehigh County Recording Office | \$1,500.00 | |
| 1203. State tax/stamps Deed \$1,500.00 Mortgage \$ to Lehigh County Recording Office | | \$1,500.00 |
| 1204. | | |
| 1300. Additional Settlement Charges | | |
| 1301. Final Water Escrow to Lehigh County Authority | | \$250.00 |
| 1302. 2021 School Taxes to Portnoff Law Associates | | \$2,586.67 |
| 1303. 2023 City, Trash, Storm Water to City of Allentown | | \$1,724.78 |
| 1304. | | |
| 1305. | | |
| 1306. | | |
| 1307. | | |
| 1308. | | |
| 1309. | | |
| 1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K) | \$3,095.25 | \$6,156.45 |

See signature addendum

Dream Home Builders LLC

By:

Wilbur Hill, III, Managing Member

Date

Kristin S. Rutter

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date