

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 251034TG
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number 616438
8. Mortgage Insurance Case Number			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower GHI CAPITAL LLC 5950 LIVE OAK PKWY, SUITE 100 NORCROSS, GA 30093		E. Name and Address of Seller 1ST QUALITY PROPERTY EXPERTS, LLC 5950 LIVE OAK PKWY, STE 100 NORCROSS, GA 30093	
F. Name and Address of Lender RAIN CITY CAPITAL, LLC ISAOA/ATIMA 12131 113TH AVE NE #201 KIRKLAND, WA 98034			
G. Property Location 2520 OVERLOOK WAY NE ATLANTA, GA 30345 PARCEL ID: 18 232 11 020 DEKALB		H. Settlement Agent PERRIE & ASSOCIATES, LLC	
		Place of Settlement 6400 POWERS FERRY RD NW, SUITE 400 ATLANTA, GA 30339	I. Settlement Date 08/29/2025 DD: 08/29/2025
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	470,000.00	401. Contract sales price	470,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	117,403.05	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes 08/29/25 to 12/31/25	1,920.81	407. County taxes 08/29/25 to 12/31/25	1,920.81
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	589,323.86	420. GROSS AMOUNT DUE TO SELLER	471,920.81
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)	510,975.00	502. Settlement charges to seller (line 1400)	95.00
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
		NO OPEN SECURITY DEED/LIENS FOUND OF RECORD.	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	510,975.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	95.00
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	589,323.86	601. Gross amount due to seller (line 420)	471,920.81
302. Less amounts paid by/for borrower (line 220)	510,975.00	602. Less reduction amount due to seller (line 520)	95.00
303. CASH FROM BORROWER	78,348.86	603. CASH TO SELLER	471,825.81

L. SETTLEMENT CHARGES:		File Number: 251034TG		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	@	=		
Division of commission (line 700) as follows:					
701.	\$	to			
702.	\$	to			
703.	Commission paid at Settlement				
704.					
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN			P.O.C.	
801.	Loan Origination Fee	1 %	RAIN CITY CAPITAL, LLC ISAOA/ATIMA	5,109.75	
802.	Loan Discount	%			
803.	Appraisal fee	to			
804.	Credit report	to			
805.	Lender's inspection fee	to			
806.	Mtg. ins. application fee	to			
807.	Assumption fee	to			
808.	Processing Fee		RAIN CITY CAPITAL, LLC ISAOA/ATIMA	1,725.00	
809.	GRMA Fee		RAIN CITY CAPITAL, LLC ISAOA/ATIMA	10.00	
810.	Renovation/Const Holdback		RAIN CITY CAPITAL, LLC ISAOA/ATIMA	97,755.00	
811.	Broker Origination Fee		FUNDSOURCE FINANCIAL LLC	4,087.80	
812.	Broker Processing Fee		FUNDSOURCE FINANCIAL LLC	495.00	
813.					
814.					
815.					
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest	from	to @ \$ /day		
902.	Mortgage insurance premium	to			
903.	Hazard insurance premium	1 yrs. to	RANSOM & ASSOCIATES INSURANCE AGENCY	3,637.00	
904.					
905.					
1000.	RESERVES DEPOSITED WITH LENDER FOR				
1001.	Homeowner's insurance	mo. @ \$	/ mo.		
1002.	Mortgage insurance	mo. @ \$	/ mo.		
1003.	City property taxes	mo. @ \$	/ mo.		
1004.	County property taxes	mo. @ \$	/ mo.		
1005.	Annual Assessments	mo. @ \$	/ mo.		
1006.		mo. @ \$	/ mo.		
1007.		mo. @ \$	/ mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments				
1100.	TITLE CHARGES				
1101.	Settlement or closing fee	to	PERRIE & ASSOCIATES, LLC	795.00	
1102.	Abstract or title search	to			
1103.	Title examination	to	PERRIE & ASSOCIATES, LLC	275.00	
1104.	Title insurance binder	to	PERRIE & ASSOCIATES, LLC	50.00	
1105.	Document preparation	to	PERRIE & ASSOCIATES, LLC		55.00
1106.	Notary fees	to			
1107.	Attorney's fees	to			
	(includes above item No:)				
1108.	Title insurance	to	OLD REPUBLIC NATIONAL TITLE INSURANCE CO.	2,756.50	
	(includes above item No:)				
1109.	Lender's coverage	510,975.00 --- 1,783.00 --- CPL 50.00			
1110.	Owner's coverage	470,000.00 --- 923.50			
1111.	Title - Cyber Security Fee		PERRIE & ASSOCIATES, LLC	40.00	40.00
1112.	Title - Courier Fee		PERRIE & ASSOCIATES, LLC	75.00	
1113.	E-Recording Fee		PERRIE & ASSOCIATES, LLC / REC	72.00	
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees	Deed \$ 25.00 ; Mortgage \$ 25.00 ; Releases \$		50.00	
1202.	City/county/stamps	Deed \$ 470.00 ; Mortgage \$		470.00	
1203.	State tax/stamps	Deed \$; Mortgage \$			
1204.					
1205.					
1300.	ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey	to			
1302.	Pest inspection	to			
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					
1400.	TOTAL SETTLEMENT CHARGES	(enter on lines 103 and 502, Sections J and K)		117,403.05	95.00