



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 202548KW	7. Loan Number	8. Mortgage Insurance Case Number
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 information purposes and are not included in the totals.

D. Name and Address of Borrower ACLOQUE, PERSON & ASSOCIATES 5947 ENCLAVE DRIVE MABLETON, GA 30126	E. Name and Address of Seller CARLA CHRISTIAN 4743 LEGACY COVE LANE MABLETON, GA 30126	F. Name and Address of Lender
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G. Property Location BATES STREET SMYRNA, GA 30080	H. Settlement Agent (770-579-2700) PERRIE & ASSOCIATES, LLC
	I. Settlement Date 09/09/2020 DD: 09/09/2020
	Place of Settlement 3350 ATLANTA ROAD SMYRNA, GA 30080

J. SUMMARY OF BORROWER'S TRANSACTION:	K. SUMMARY OF SELLER'S TRANSACTION:
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100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	89,500.00	401. Contract sales price	89,500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,272.50	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 09/09 to 12/31	531.61	407. County taxes 09/09 to 12/31	531.61
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	91,304.11	420. GROSS AMOUNT DUE TO SELLER	90,031.61
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,017.50
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
		NO OPEN LOANS OF RECORD	
205.		505. Payoff of second mortgage loan	
206.		506. 2020 COBB COUNTY TAXES	1,721.86
207.		507. Deposit being disbursed as proceeds (1,000.00)	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes 01/01 to 09/09	356.81	510. City/town taxes 01/01 to 09/09	356.81
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.	

L. SETTLEMENT CHARGES:		File Number: 202548KW	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. Total Real Estate Broker Fees		2,000.00		
Division of commission (line 700) as follows:				
701. \$	2,000.00 to	EXP REALTY LLC		
702. \$		to EXP REALTY LLC		
703. Commission paid at Settlement				2,000.00
704.				
705.				
800. Items Payable in Connection with Loan			P.O.C.	
801. Our origination charge	\$	(from GFE#1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE#2)		
803. Your adjusted origination charges		(from GFE A)		
804. Appraisal fee		(from GFE#3)		
805. Credit report		(from GFE#3)		
806. Tax service		(from GFE#3)		
807. Flood certification		(from GFE#3)		
808.				
809.				
810.				
811.				
812.				
813.				
814.				
900. Items Required by Lender to Be Paid in Advance				
901. Daily interest charges	from	to	@ \$	/day (from GFE#10)
902. Mortgage insurance premium	for	to		(from GFE#3)
903. Homeowner's insurance	for	to		(from GFE#11)
904.				
905.				
1000. Reserves Deposited with Lender				
1001. Initial deposit for your escrow account			(from GFE#9)	
1002. Homeowner's insurance	mo. @ \$		per mo. \$	
1003. Mortgage insurance	mo. @ \$		per mo. \$	
1004. City property taxes	mo. @ \$		per mo. \$	
1005. County property taxes	mo. @ \$		per mo. \$	
1006. Annual Assessments	mo. @ \$		per mo. \$	
1007.	mo. @ \$		per mo. \$	
1008.	mo. @ \$		per mo. \$	
1009. Aggregate Adjustment			\$	
1100. Title Charges				
1101. Title services and lender's title insurance			(from GFE#4)	
1102. Settlement or closing fee	PERRIE & ASSOCIATES, LLC			450.00
1103. Owner's title insurance	PERRIE & ASSOCIATES, LLC		(from GFE#5)	445.50
1104. Lender's title insurance				
1105. Lender's title policy limit				
1106. Owner's title policy limit	89,500.00 ---	445.50		
1107. Agent's portion of the total title insurance premium	PERRIE & ASSOCIATES, LLC	\$	334.13	
1108. Underwriter's portion of the total title insurance premium	OLD REPUBLIC NATIONAL TITLE INSURANCE	\$	111.37	
1109. TITLE EXAMINATION	PERRIE & ASSOCIATES, LLC			195.00
1110.				
1111.				
1112.				
1113.				
1200. Government Recording and Transfer Charges				
1201. Government recording charges			(from GFE#7)	25.00
1202. Deed \$	25.00	Mortgage \$	Releases \$	
1203. Transfer taxes			(from GFE#8)	89.50
1204. City/county tax/stamps	Deed \$		Mortgage \$	
1205. State tax/stamps	Deed \$	89.50	Mortgage \$	
1206. INTANGIBLE TAX	Deed \$		Mortgage \$	(from GFE#8)
1207.			(from GFE#8)	
1208.			(from GFE#8)	
1300. Additional Settlement Charges				
1301. Required services that you can shop for			(from GFE#6)	
1302. ELECTRONIC STORAGE FE	PERRIE & ASSOCIATES, LLC			17.50
1303. POST CLOSING PREP FEE	PERRIE & ASSOCIATES, LLC			50.00

ACKNOWLEDGEMENT AND RECEIPT OF SETTLEMENT STATEMENT

Date: 09/09/20
Purchaser: ACLOQUE, PERSON & ASSOCIATES
Seller: CARLA CHRISTIAN
Property Address: BATES STREET, SMYRNA, GA 30080
Settlement Agent: PERRIE & ASSOCIATES, LLC

Purchaser and Seller acknowledge that each has received, reviewed, and approved the entries appearing on this Settlement Statement, and each acknowledge receipt of a copy of same. Seller acknowledges receipt of payment in full of the proceeds due from the settlement and warrants the correctness of all payoff amounts for outstanding liens and encumbrances attached to Seller and/or the property.

Purchaser, Seller and all other parties to this transaction, including those receiving real estate brokerage commissions, acknowledge that all checks issued by settlement agent and its release or recording of all documents are contingent upon all checks, sight drafts and other instruments accepted as payment for amounts due under this transaction being honored for payment by the institution on which such instruments are drawn.

Purchaser and Seller acknowledge that the Settlement Agent represents Title Insurance Company and does not represent any other party in this transaction or any matter related to this transaction. Buyer & Seller acknowledges that they did not receive or rely upon any advice from said closing attorney regarding any matter related to or a part of this transaction.

Purchaser and Seller agree that the terms and conditions of the contract between them not performed before or at closing shall survive the closing and not be merged into or by the delivery of the warranty deed, except as otherwise agreed in said contract.

If any computation, charge or proration required by the contract of sale is erroneous or omitted, for any reason, Purchaser and Seller agree to re-prorate or adjust based on the correct figures as determined by the contract and to remit such sums to correct such error or omission. Purchaser and Seller agree that should any inadvertent errors or omissions later be discovered in any documents executed at settlement, they shall promptly execute corrective documents.

If the proration of ad valorem property taxes, assessments or any other fee is made based on estimated amounts prior to receipt of current amounts due, Purchaser and Seller agree to adjust said prorations based on the actual base amount due between themselves after closing and to immediately remit to the other the funds to make said proration correct. Seller agrees to immediately forward any subsequent bills or notices received to Purchaser and to immediately remit to Purchaser the amounts for any taxes, assessments, penalties, interest or any other fees due, resulting from any assessment, reassessment or rebill, attributed to the time prior to the closing date.

Purchaser hereby acknowledges that he/she/they are solely responsible to file a real property tax return and/or homestead exemption application with the county tax commissioner in which the property lies as required by law. Seller warrants that all required tax returns and applicable exemption applications have been filed for the current tax year. Seller further agrees to reimburse Purchaser for any penalties caused by Seller's failure to file a proper and timely tax return.

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on Line 401 constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040). You are required by law to provide PERRIE & ASSOCIATES, LLC () with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, Seller certifies that the number shown on this statement is Sellers correct taxpayer identification number.

Purchaser/Borrower
ACLOQUE, PERSON & ASSOCIATES

Seller
CARLA CHRISTIAN



COBB COUNTY TAX BILL 2020

CARLA JACKSON
TAX COMMISSIONER

Pay online at www.cobbtax.org or 1-866-729-2622
See the back of this bill for more payment information

HEATHER WALKER
CHIEF DEPUTY

Phone: 770-528-8600
Fax: 770-528-8679



CHRISTIAN CARLA

BATES ST

PAYMENT DUE DATE: October 15, 2020

Pay Online

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17066401120	156,590	62,636	0.40	6 - City of Smyrna	NONE

Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
SCHOOL	62,636	-	0	=	62,636	x	0.0189	=	\$1,183.82

Levied by the Cobb County Board of Education representing approximately 68.75% of your taxes due.

COUNTY

Levied by the Board of Commissioners representing approximately 31.25% of your taxes due.

County General	62,636	-	0	=	62,636	x	0.00846	=	\$529.90
County Bond	62,636	-	0	=	62,636	x	0.00013	=	\$8.14
County Fire	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2020	17066401120	10/15/2020	Pay: N/A	or \$1,721.86

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2020	17066401120	10/15/2020	N/A	or \$1,721.86	

Late fees apply after
October 15, 2020

IS YOUR INFORMATION UP TO DATE?

2020 COBB COUNTY TAX BILL

Internal Use

CHRISTIAN CARLA

or Current Property Owner
4743 LEGACY COVE LN

MABLETON, GA 30126



My mailing address
has changed.

I want to remove
homestead
exemptions.

Date Moved:

New Mailing Address:

Signature :

CITY OF SMYRNA
 Tax Department
 PO Box 1226
 Smyrna, GA 30081-1226
 770-434-6600

2020 Property Tax Notice

CHRISTIAN CARLA
 4743 LEGACY COVE LN
 MABLETON, GA 30126

Please Make Check or Money Order Payable to:
City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:
 1) \$10,000 Age sixty-two (62) or older by January 1.
 2) \$22,000 Disabled with limited income.
 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2020 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
3089	BATES ST	17-0664-0-1120	156,590.00	62,636.00	0.00	62,636.00	8.99	563.10

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

Important Messages - Please Read

Total of Bills by Tax Type

Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00

Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600

If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100

Pen	0.00
Int	0.00
Fees	0.00
Adjustments	0.00
Payments	0.00
Back Taxes	0.00
TOTAL DUE	563.10
DATE DUE	11/16/2020

CHRISTIAN CARLA
 4743 LEGACY COVE LN
 MABLETON, GA 30126

← If this address is incorrect, please write the correct address on this portion.

PAYMENT INSTRUCTIONS

- Please write the bill number(s) on your check
- For a receipt, please include a stamped, self-addressed envelope.
- We send a bill to both you and your mortgage company. If you have changed your mortgage company, forward a copy of your tax bill to them
- If ownership has changed, please forward to new owner.

Bill No.	Map Number	Tax Amount
3089	17-0664-0-1120	563.10
DATE DUE		TOTAL DUE
11/16/2020		563.10

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR CHECK