

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN	
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA
		3. <input checked="" type="checkbox"/> Conv. Units	4. <input type="checkbox"/> VA
		5. <input type="checkbox"/> Cony. Ins.	
6. FILE NUMBER: LV0211-22		7. LOAN NUMBER: N/A	
8. MORTGAGE NO. (CASE NUMBER)			
C. NOTE: This form is required to give you a statement of actual settlement costs. Amounts paid to you by the settlement agent are shown. Items marked "PRO" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME AND ADDRESS OF BORROWER: PJO Housing LLC 74 Cypress Street New Orleans, LA 70124		E. NAME AND ADDRESS OF SELLER: Kohna, Walton and Associates, Intermediary General, LLC as Qualified Intermediary for Gregory T. Moura and Jennifer Brewer Moura 101 Hillcrest Road Baton Rouge, LA 70817	
F. NAME AND ADDRESS OF LENDER: RED RIVER BANK 1412 ONE CENTRE COURT, SUITE 100 ALEXANDRIA, LA 71301		G. SETTLEMENT DATE: July 8, 2022	
H. SETTLEMENT AGENT: Bayou Title, Inc.		DISBURSEMENT DATE: July 8, 2022	
I. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER: 500,000.00		400. GROSS AMOUNT DUE TO SELLER: 500,000.00	
101. Contract sales price		401. Contract sales price	
102. Personal property: 3,814.68		402. Personal property	
103. Settlement charges to borrower (line 1400)		403.	
104.		404.	
105.		405.	
106. Adjustments for items paid by seller in advance		406. City/Town taxes	
107. City/Town taxes: 3,360.07		407. Parish taxes: 07/01/22 to 07/01/21	
108. Parish taxes: 07/01/22 to 07/01/21		408. Assessments	
109. Assessments		409.	
110.		410.	
111.		411.	
112.		412.	
113. CHARGES AMOUNT DUE FROM BORROWER: 512,173.75		420. GROSS AMOUNT DUE TO SELLER: 503,950.07	
114. AMOUNTS PAID BY OR IN BENEFIT OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
115. Deposit or earnest money: 3,000.00		501. Excess deposit (see instructions): 21,000.00	
116. Principal amount of new loans: 457,673.00		502. Settlement charges to seller (line 1400)	
117. Excess deposit taken subject to		503. Existing loans taken subject to	
118.		504. Payoff of first mortgage loan: 283,342.82	
119.		505. Payoff of second mortgage loan	
120.		506.	
121.		507. Dep. on estate or proceeds	
122.		508.	
123.		509.	
124. Adjustments for items unpaid by seller		510. Adjustments for items unpaid by seller:	
125. City taxes		510. City taxes	
126. County taxes		511. County taxes	
127. Assessments		512. Assessments	
128.		513.	
129.		514.	
130.		515. Proceeds to 1031 Exchange: 276,814.65	
131.		516.	
132.		517.	
133.		518.	
134.		519.	
135.		520. TOTAL REDUCTION AMOUNT DUE SELLER: 503,950.07	
136. TOTAL PAID BY/OR BORROWER: 442,950.00		600. CASH AT SETTLEMENT TO/FROM SELLER:	
137. CASH AT SETTLEMENT FROM TO BORROWER: 512,173.75		601. Gross amount due to Seller (Line 420): 503,950.07	
138. Less amount due from Borrower (Line 120): 442,950.00		602. Less reductions due Seller (Line 520): 100,380.07	
139. Less amount paid by/or Borrower (Line 136): 442,950.00		603. CASH TO/FROM SELLER: 0.00	
140. CASH FROM BORROWER: 59,223.75			

PJO

SETTLEMENT CHARGES

		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700	TOTAL COMMISSION Based on Price	\$ 20,000.00 @ 4.0000 %	20,000.00
701	Division of Commission Plus 70% as Follows:		
701	\$ 20,000.00 to REFRAX Affiliates		14,000.00
702	to		
703	Commission Fee at Settlement		4,375.00
704			
705	ITEMS PAYABLE IN CONNECTION WITH LOAN		
706	Loan Commission Fee 1.0000 % to REF NIVER BANK		572.00
707	Loan Discount		
708	Appraisal fee to REF NIVER BANK		
709	Credit Report		
710	Lender's inspection fee		
711	Narrative insurance application fee		15.96
712	Assumption fee		
713	Flood determination fee		
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719	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
720	Interest Prepaid 2.0000 % to 630/22 @ 5 day 24 days		700.00
721	Mortgage recording premium for month		
722	Hazard insurance premium for month		
723			
724			
725	FEES PAID BY BORROWER WITH LENDER		
726	Agency recording fee	per Month	
727	Agency insurance	per Month	
728	County property taxes	per Month	
729	County property taxes	per Month	
730	Agency assessments	per Month	
731			
732			
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800	GOVERNMENT RECORDING AND TRANSFER CHARGES		
801	Recording Fee (Need \$ 135.00) Mortgage	250.00	325.00
802	County recording fee Mortgage		700.00
803	County recording fee Mortgage		
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900	TOTAL SETTLEMENT CHARGES (Enter on Loan Doc. Section J and 502, Section 5)	\$ 217.58	\$ 1,092.00

RJD

Borrower: RJD HOUSE, LLC
744 Crystal Street
New Orleans, LA 70124

Seller: Gregory T. Mouras and Jennifer
Brewer Mouras
103 Wilmet Road
Pass Christian, MS 38671

Lender: RCD BANK

Settlement Agent: Bayou Title, Inc.
504,283,5701
Place of Settlement: 7111 Catina Street
New Orleans, LA 70114
Settlement Date: July 8, 2022
Disbursement Date: July 8, 2022
Property Location: 7111 One Orline
New Orleans, LA 70124
Carroll Parish, Louisiana

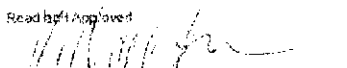
Additional Disbursement	Note/Ref. No.	Borrower	Seller
Bayou Title, Inc.		1,555.00	
Loan policy premium		860.00	
Bayou Title, Inc.			
Current policy premium			
Total Additional Disbursements:		2,415.00	

Payee	Note/Ref. No.	Borrower	Seller
Payee: Mortgage Commitment			283,842.02
Payoff of first mortgage loan			
Loan Payoff	763,312.00		
Total Payoff	763,312.00		

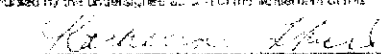
RJD HOUSE, LLC
744 Crystal Street
New Orleans, LA 70124
Sole Member/Manager


Gregory T. Mouras, Broker/Agent
Equal Housing Lender, Agent and Attorney in Fact

Read here Approved


Kathleen M. Smith and Associates, Intermediary Services,
LLC as Qualified Intermediary for Gregory T. Mouras
and Jennifer Brewer Mouras

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and disbursed and will be disbursed by the undersigned as part of the settlement of this transaction.


Kathleen M. Smith
Bayou Title, Inc.
Settlement Agent

RJD