Form HUD-1 (3/86) [illegible]

Previous editions are obsolete

A. Settlement Statement

U.S. Department of Housing and Urban Development
OMB Approval No. 2502-0265

B. Type of Loan	5. File Number	7. Loan Number	8. Mortgage Insurance Case Number
1. ☐FHA 2. ☐FmHA 3. ☐Conv. Unins. 4. ☐VA 5. ☐Conv. Ins.	JC-20-2004		

C. Note: [illegible] TitleExpress Settlement System Printed 03/16/2020 at 11:22 AM

D. NAME OF BORROWER:	Baltimore Turn Key Properties, LLC
ADDRESS:	1126 Thebes Drive, Bel Air, MD 21015
E. NAME OF SELLER:	One House At A Time, Inc., court-appointed Receiver
ADDRESS:	
F. NAME OF LENDER:	
ADDRESS:	
G. PROPERTY ADDRESS:	5022 Belair Road, Baltimore, MD 21206
H. SETTLEMENT AGENT:	Masters Title and Escrow
PLACE OF SETTLEMENT:	305 Washington Avenue, Suite 300, Towson, Maryland 21204
I. SETTLEMENT DATE:	03/16/2020

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	1,000.00	401. Contract sales price	1,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	1,963.63	403.	
104. Int 1k @ 6% (1/24/20-3/16/20)	5.81	404. Int 1k @ 6% (1/24/20-3/16/20)	5.81
105. 53 days x .1096		405. 53 days x .1096	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	2,969.44	420. GROSS AMOUNT DUE TO SELLER	1,005.81
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	500.00	501. Excess Deposit (see instructions)	500.00
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	180.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	500.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	680.00
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	2,969.44	601. Gross amount due to seller (line 420)	1,005.81
302. Less amounts paid by/for borrower (line 220)	500.00	602. Less reduction in amount due seller (line 520)	680.00
303. CASH FROM BORROWER	2,469.44	603. CASH TO SELLER	325.81

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 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: ________) 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, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: ____-____-____/____-____-____ SELLER(S) SIGNATURE(S): ____________________ / ____________________

SELLER(S) NEW MAILING ADDRESS: ____________________

SELLER(S) PHONE NUMBERS: ____________________(H) ____________________(W)

Previous editions are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

File Number: JC-20-2094

TitleExpress Settlement System Printed 03/16/2020 at 11:22 BH

SETTLEMENT STATEMENT

L. SETTLEMENT CHARGES	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price $1,000.00 =		
Division of commission (line 700) as follows:		
701. $ to		
702. $ to		
703. Commission paid at Settlement		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee %		
802. Loan Discount %		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Application Fee		
807. Assumption Fee		
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @$ /day		
902. Mortgage Insurance Premium for to		
903. Hazard Insurance Premium for to		
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER FOR		
1001. Hazard Insurance mo. @ $ /mo		
1002. Mortgage Insurance mo. @ $ /mo		
1003. City Property Tax mo. @ $ 103.65 /mo		
1004. County Property Tax mo. @ $ /mo		
1005. Annual Assessments mo. @ $ /mo	0.00	0.00
1006. Aggregate Analysis Adjustment		
1100. TITLE CHARGES		
1101. Settlement or closing fee to CLG/ITG	295.00	
1102. Abstract or title search to ITG	225.00	
1103. Title examination to ITG	395.00	
1104. Judgment Report to ITG	60.00	
1105. Document Prep Fee to Masters Title and Escrow	250.00	
1106.		
1107. Attorney's fees		
(includes above items No:)		
1108. Title Insurance to First American Title Insurance Company	175.00	
(includes above items No:)		
1109. Lender's Policy		
1110. Owner's Policy 1,000.00 - 175.00	55.00	
1111. Lien Certificate to ITG	85.00	
1112. Walk Through Recording to ITG	60.00	
1113. Courier/Overnight Fee to ITG		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees Deed $ 60.00 ; Mortgage $; Release $	60.00	
1202. State Recordation Tax Deed $ 10.00 ; Mortgage $	10.00	
1203. State Transfer Tax Deed $ 5.00 ; Mortgage $	5.00	
1204. City Transfer Tax Deed $ 15.00 ; Mortgage $	15.00	
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Abated Lien Amt to Collect(0)		
1302. 19/20 Taxes (880.21 due) to Director of Finance		
1303. 12/13-18/19 Taxes (31120.00) to Director of Finance		
1304. 21 Misc Bills (5873.56) to Director of Finance		
1305. Water to 2/21 (1936.44 Due) to Director of Finance		
1306. Env Citation (7850.00) to Director of Finance		
1307. Alley/Footway (812.49) to Director of Finance	363.63	180.00
1308. Other Disbursements (1520)		
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	1,963.63	180.00

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Baltimore Talk Key Properties, LLC

CRE Holdings & Title, Inc., court-appointed Receiver

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18 U.S. CODE SECTION 1001 AND SECTION 1010.

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: ______________