

A. U.S DEPARTMENT OF HOUSING & URBAN DEVELOPMENT FINAL SETTLEMENT STATEMENT		B. TYPE OF LOAN 1. ☐ FHA 2. ☐ FMHa 3. ☒ Conv. Unins 4. ☐ VA 5. ☐ Conv. Ins				
		6. FILE NUMBER: 26-0073-MD		7. LOAN NUMBER: 206250		
		8. MORTGAGE INS 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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 3/98 (26-0073-MD/426)						
D. NAME AND ADDRESS OF BORROWER: Silverdoor Ventures LLC 6340 Security Boulevard, Ste 100, PMB 1013 Baltimore, MD 21207		E. NAME AND ADDRESS OF SELLER: Khan Investments, LLC 4 West Broadway Bel Air, MD 21014		F. NAME AND ADDRESS OF LENDER: Archwest Funding, LLC, a Delaware limited liability company ISAOA 18400 Von Karman Avenue, Suite 500 Irvine, CA 92612		
G. PROPERTY LOCATION: 3611 Belair Road Baltimore, MD 21213 Baltimore City County, Maryland Parcel ID(s): 26-40-5913-007		H. SETTLEMENT AGENT: Tax ID: 23-2850082 Phone: (717)846-8882 White Rose Settlement Services, Inc. 1441 E. Market Street, York, PA 17403-1254 PLACE OF SETTLEMENT: 8015 Corporate Drive, Suite C Baltimore, MD 21236			I. SETTLEMENT DATE: January 23, 2026 DISBURSEMENT DATE: January 26, 2026	

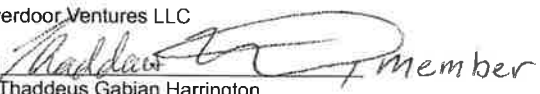
J. SUMMARY OF BORROWER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER:			
101. Contract sales price		210,000.00	
102. Personal property			
103. Settlement charges to borrower (line 1400)		19,847.14	
104.			
105.			
Adjustments for items paid by seller in advance			
106. City/Town taxes	to		
107. County taxes	01/23/26 to 06/30/26	403.34	
108. School Taxes	to		
109.			
110.			
111.			
112.			
120. GROSS AMOUNT DUE FROM BORROWER		230,250.48	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:			
201. Deposit or earnest money		3,000.00	
202. Principal amount of new loan(s)		168,000.00	
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. Water/Sewer Proration	01/21/26-01/22/26	2.90	
214.			
215.			
216.			
217.			
218.			
219.			
220. TOTAL PAID BY/FOR BORROWER		171,002.90	
300. CASH AT SETTLEMENT FROM/TO BORROWER:			
301. Gross amount due from Borrower (Line 120)		230,250.48	
302. Less amount paid by/for Borrower (Line 220)		(171,002.90)	
303. CASH FROM BORROWER		59,247.58	

K. SUMMARY OF SELLER'S TRANSACTION			
400. GROSS AMOUNT DUE TO SELLER:			
401. Contract sales price		210,000.00	
402. Personal property			
403.			
404.			
405.			
Adjustments for items paid by seller in advance			
406. City/Town taxes	to		
407. County taxes	01/23/26 to 06/30/26	403.34	
408. School Taxes	to		
409.			
410.			
411.			
412.			
420. GROSS AMOUNT DUE TO SELLER		210,403.34	
500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
501. Excess deposit (see instructions)			
502. Settlement charges to seller (line 1400)		12,524.00	
503. Existing loan(s) taken subject to			
504. Payoff of first mortgage loan		188,185.37	
505. Payoff of second mortgage loan			
506.			
507. Dep. disbursed as proceeds			
508.			
509.			
Adjustments for items unpaid by seller			
510. City/Town taxes			
511. County taxes			
512. Assessments			
513. Water/Sewer Proration	01/21/26-01/22/26	2.90	
514.			
515.			
516.			
517.			
518.			
519.			
520. TOTAL REDUCTION AMOUNT DUE SELLER		200,712.27	
600. CASH AT SETTLEMENT TO/FROM SELLER:			
601. Gross amount due to Seller (Line 420)		210,403.34	
602. Less reductions due Seller (Line 520)		(200,712.27)	
603. CASH TO SELLER		9,691.07	

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.
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.

Borrower

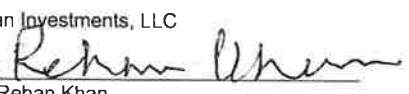
Silverdoor Ventures LLC

BY:  member

Thaddeus Gabian Harrington

Seller

Khan Investments, LLC

BY: 

Rehan Khan

Printed on: 01/23/26 at 12:02 PM 26-0073-MD/381

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L. SETTLEMENT CHARGES													
700. TOTAL COMMISSIONS Based on Price				\$	210,000.00	@	3.0000 %	6,300.00	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT			
Division of Commission (line 700) as Follows:													
701.	\$	6,300.00	to Keller Williams Keystone Realty York										
702.			to										
703.	Commission paid at settlement									6,300.00			
704.	Broker Fee			to Keller Williams Keystone Realty York					695.00				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN													
801.	Loan origination fee			to									
802.	Processing Fee		0.9494%	to Archwest Funding, LLC, a Delaware limited liabilit				1,595.00					
803.	Flood Search			to Archwest Funding, LLC, a Delaware limited liabilit				13.00					
804.	Valuation Risk Fee			to Archwest Funding, LLC, a Delaware limited liabilit				105.00					
805.	Broker Fee			to Convoy Home Loans				3,000.00					
806.	Broker Doc Fees			to ClearPath Processing, Inc				1,295.00					
807.	Credit Report			to Convoy Home Loans				180.00					
808.				to									
809.				to									
810.				to									
811.				to									
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE													
901.	Interest From 1/26/2026 to 2/1/2026 @ \$ 31.50 /day (6 days 6.7500 %)							189.00					
902.	Mortgage insurance premium		for	month	to								
903.	Hazard insurance premium		for	1 year	to Fortress Insurance			2,815.07					
904.			for	year	to								
905.				to									
1000. RESERVES DEPOSITED WITH LENDER													
1001.	Hazard insurance premium		Months	@	\$		per Month	703.77					
1002.	Mortgage insurance		Months	@	\$		per Month						
1003.	City property taxes		Months	@	\$		per Month						
1004.	County taxes		Months	@	\$		per Month	4,130.00					
1005.	Annual assessments		Months	@	\$		per Month						
1006.			Months	@	\$		per Month						
1007.			Months	@	\$		per Month						
1008.			Months	@	\$		per Month						
1100. TITLE CHARGES													
1101.	Settlement or closing fee			to									
1102.	Wire Fee			to White Rose Settlement Services, Inc.				88.00	44.00				
1103.				to									
1104.	Title insurance binder			to									
1105.	Document preparation			to									
1106.	Notary Fee			to Milton Givens				54.00	18.00				
1107.	Attorney's fees			to									
	(includes above item numbers:)												
1108.	Title insurance			to				1,411.10					
	(includes above item numbers:)												
1109.	Lender's coverage			\$ 210,000.00			275.00						
1110.	Owner's coverage			\$ 210,000.00			1,136.10						
1111.	Title Binder		to	White Rose Settlement Services, Inc.				75.00					
1112.	Overnight Delivery		to	White Rose Settlement Services, Inc.				42.00	42.00				
1113.	Deed Preparation		to	White Rose Settlement Services, Inc.					100.00				
1114.	Title Search Fee		to	White Rose Settlement Services, Inc.				200.00					
1115.	Release/Payoff Fee		to	White Rose Settlement Services, Inc.					175.00				
1116.	Lien Cert		to	White Rose Settlement Services, Inc.				55.00					
1117.	Title Examination		to	White Rose Settlement Services, Inc.				325.00					
1118.	Title Processing		to	White Rose Settlement Services, Inc.				150.00					
1119.	CPL		to	Fidelity National Title Insurance Company				55.00					
1120.	Good Standing - Maryland		to	White Rose Settlement Services, Inc.				41.20					
1121.	Good Standing - Maryland		to	White Rose Settlement Services, Inc.					41.20				
1122.	Satisfaction Prep Fee		to	White Rose Settlement Services, Inc.					50.00				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES													
1201.	Recording fees;		Deed	\$60.00;		Mortgage	\$115.00; Releases		175.00				
1202.	City/County tax/stamps;		Deed	\$3,150.00;		Mortgage			1,575.00	1,575.00			
1203.	State tax/stamps;		Deed	\$1,050.00;		Mortgage			525.00	525.00			
1204.	Recordation Tax			to Baltimore County, MD				1,050.00	1,050.00				
1205.	Satisfaction Recording fee			to Clerk of the Circuit Court					50.00				
1300. ADDITIONAL SETTLEMENT CHARGES													
1301.	Survey			to									
1302.	Pest inspection			to									
1303.	2025-26 Property Taxes			to Director of Finance					998.22				
1304.	Water/Sewer thru 12/21/25			to Director of Finance					408.04				
1305.	Water/Sewer Escrow - 12/21/25 - 01/21/26			to Director of Finance					50.00				
1306.	Misc Bill #9631235			to Director of Finance					402.54				
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)								19,847.14	12,524.00				

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Final HUD-1, Attachment

Borrower: Silverdoor Ventures LLC
6340 Security Boulevard, Ste 100,
PMB 1013
Baltimore, MD 21207

Seller: Khan Investments, LLC
4 West Broadway
Bel Air, MD 21014

Lender: Archwest Funding, LLC, a Delaware limited liability company ISAOA

Settlement Agent: White Rose Settlement Services, Inc.
(717)846-8882

Place of Settlement: 8015 Corporate Drive, Suite C
Baltimore, MD 21236

Settlement Date: January 23, 2026

Disbursement Date: January 26, 2026

Property Location: 3611 Belair Road
Baltimore, MD 21213
Baltimore City County, Maryland
Parcel ID(s): 26-40-5913-007

Adjustments For Items Unpaid By Seller (Seller Debit)				
Proration				
Date	Description	Amount		Proration Amount
01/23/26	Water/Sewer Proration	46.43	01/21/26-01/22/26	2.90
	Seller pays 2 Days of 32, Buyer pays 30 Days of 32			
		Total Line 213/513		2.90
Additional Prorated Items				
Proration				
Date	Description	Amount	Borrower	Seller
01/23/26	2025-26 Property Taxes			998.22
	Buyer pays 0 Days of 0			
		Total Line 1303		998.22
01/23/26	Water/Sewer thru 12/21/25			408.04
	Buyer pays 0 Days of 0			
		Total Line 1304		408.04
01/23/26	Water/Sewer Escrow - 12/21/25 - 01/21/26			50.00
	Buyer pays 0 Days of 0			
		Total Line 1305		50.00
01/23/26	Misc Bill #9631235			402.54
	Buyer pays 0 Days of 0			
		Total Line 1306		402.54
Additional Disbursements				
Payee/Description		Note/Ref. No.	Borrower	Seller
White Rose Settlement Services, Inc.			275.00	
Loan policy premium				
White Rose Settlement Services, Inc.			1,136.10	
Owner's policy premium				
		Total Additional Disbursements	1,411.10	0.00
Payoffs				
Payee/Description		Note/Ref. No.	Borrower	Seller
Christopher W. Parsley				188,185.37
Payoff of first mortgage loan				
Loan Payoff	\$188,045.93			
Additional Interest	\$139.44	From: 01/21/26 To: 01/26/26 @ 19.920000 Per Diem plus 2 Extra Days		
Total Payoff	\$188,185.37			