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: Thaddeus Member
Thaddeus Gabian Harrington

Seller
Khan Investments, LLC
BY: Rehan Khan
Rehan Khan

L. SETTLEMENT CHARGES

	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSIONS Based on Price $ 210,000.00 @ 3.0000 % 6,300.00		
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/: 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. Loan policy premium		275.00	
White Rose Settlement Services, Inc. Owner's policy premium		1,136.10	
	Total Additional Disbursements	**1,411.10**	**0.00**

Payoffs

Payee/Description		Note/Ref. No.	Borrower	Seller
Christopher W. Parsley Payoff of first mortgage loan				188,185.37
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			