Previous editions are obsolete

form HUD-1 (3/86) ref Handbook 4305.2

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

A. Settlement Statement

B. Type of Loan	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
1. ☐FHA 2. ☐FmHA 3. ☐Conv. Unins. 4. ☐VA 5. ☐Conv. Ins.	24-11-11		

TitleExpress Settlement System
Printed 12/05/2024 at 10:38 JW

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. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 and Section 1010.

D. NAME OF BORROWER:	CANDVREALESTATE, LLC
ADDRESS:	9003 Good Luck Road, Lanham, MD 20706
E. NAME OF SELLER:	Ixoye Group, LLC
ADDRESS:	18305 Biscayne Blvd, Suite 216, Aventura, FL 33160
F. NAME OF LENDER:	
ADDRESS:	
G. PROPERTY ADDRESS:	3143 Baker Street, Baltimore, MD 21216
H. SETTLEMENT AGENT:	Golden Trust Title & Escrow, LLC
PLACE OF SETTLEMENT:	114 West Mulberry Street, Baltimore, MD 21202
I. SETTLEMENT DATE:	12/05/2024

J. SUMMARY OF BORROWER'S TRANSACTION:

100. GROSS AMOUNT DUE FROM BORROWER	
101. Contract sales price	75,000.00
102. Personal Property	
103. Settlement charges to borrower (line 1400)	4,518.75
104. Auction Fee	7,500.00
105. 24/25 Taxes	1,353.60
Adjustments for items paid by seller in advance	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	88,372.35
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER	
201. Deposit or earnest money	10,000.00
202. Principal amount of new loans	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210 City/town taxes 07/01/24 to 12/05/24	582.23
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	10,582.23
300. CASH AT SETTLEMENT FROM OR TO BORROWER	
301. Gross amount due from borrower (line 120)	88,372.35
302. Less amounts paid by/for borrower (line 220)	10,582.23
303. CASH FROM BORROWER	77,790.12

K. SUMMARY OF SELLER'S TRANSACTION:

400. GROSS AMOUNT DUE TO SELLER	
401. Contract sales price	75,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	75,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER	
501. Excess Deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage Loan	
505.	
506. Water Director of Finance	187.80
507. Miscellaneous Bill Director of Finance	284.20
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes 07/01/24 to 12/05/24	582.23
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	1,054.23
600. CASH AT SETTLEMENT TO OR FROM SELLER	
601. Gross amount due to seller (line 420)	75,000.00
602. Less reduction amount due seller (line 520)	1,054.23
603. CASH TO SELLER	73,945.77

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.

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 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: ____

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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 $75,000.00 @ 0.000 =		
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.		
807.		
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 Taxes mo. @ $ 112.80 /mo		
1004. County Property Taxes mo. @ $ /mo		
1005. Annual Assessments mo. @ $ /mo		
1009. Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES		
1101. Settlement or closing fee to Golden Trust Title & Escrow, LLC	295.00	
1102. Abstract or title search to DKJ, Inc	190.00	
1103. Title examination to Golden Trust Title & Escrow, LLC	495.00	
1104. Title insurance binder		
1105. Document Preparation to Golden Trust Title & Escrow, LLC	295.00	
1106. Notary Fees		
1107. Attorney's fees (includes above items No:)		
1108. Title Insurance to Fidelity National Title Insurance Co./ GT (includes above items No:)	405.75	
1109. Lender's Policy		
1110. Owner's Policy 75,000.00 - 405.75		
1111. Lien Certificate to Director of Finance/GT	55.00	
1112. Judgement Report to Property Insight/GT	120.00	
1113. Wire Fee to Sandy Spring Bank/GT	28.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees Deed $ 60.00 ; Mortgage $; Release $	60.00	
1202. State Recordation Tax Deed $ 750.00 ; Mortgage $	750.00	
1203. State Transfer Tax Deed $ 375.00 ; Mortgage $	375.00	
1204. City Transfer Tax Deed $ 1,125.00 ; Mortgage $	1,125.00	
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey		
1302. Pest Inspection		
1303. Walk Through Recording to Golden Trust Title & Escrow, LLC	75.00	
1304. MUB/Water Escrow to Director of Finance/GT	250.00	
1305.		
1306.		
1307.		
1308.		
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	4,518.75	

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.

Charmaine B. Wilson

Charmaine Wilson

Ixoye Group, LLC

Paul Hermosa 12/04/2024 06:32 PM EST

By: Paul Hermosa

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

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION