

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan

1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv Unins	6. File Number 254234	7. Loan Number	8. Mortgage Ins Case Number
4. ☐ VA	5. ☐ Conv Ins.	6. ☐ Seller Finance			
7. ☐ Cash Sale.					

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 informational purposes and are not included in the totals.

D. Name & Address of Borrower NICKEL BLUE INVESTMENT GROUP LLC, a Maryland limited liability company 813 Quatar Street Fort Washington, MD 20744	E. Name & Address of Seller PROPERTIES BY DEE LLC, a Maryland limited liability company 7724 Castle Rock Dr Clinton, MD 20735	F. Name & Address of Lender CASH ,
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G. Property Location Tax ID:15-16-3207-081 1929 Herbert Street Baltimore, MD 21217	H. Settlement Agent Name New World Title Company, LLC 1407 York Road, Suite 304 Lutherville, MD 21093 Tax ID: 20-1857860 Underwritten By: First American Title Insurance Company Place of Settlement New World Title Company, LLC 1407 York Road, Suite 304 Lutherville, MD 21093	I. Settlement Date 2/14/2025 Fund: 2/14/2025
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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	401. Contract Sales Price
102. Personal Property	402. Personal Property
103. Settlement Charges to borrower	403. \$1,436.80
104.	404.
105.	405.

Adjustments for items paid by seller in advance	Adjustments for items paid by seller in advance
106. County Property taxes	406. County Property taxes
107. Water/Sewer	407. Water/Sewer
108. Prorated Ground Rent	408. Prorated Ground Rent
109. Prorated Rent	409. Prorated Rent
110.	410.
111.	411.
112.	412.
113.	413.
114.	414.
115.	415.
116.	416.

120. Gross Amount Due From Borrower	\$1,436.80	420. Gross Amount Due to Seller	\$0.00
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200. Amounts Paid By Or in Behalf Of Borrower	500. Reductions in Amount Due to Seller
201. Deposit or earnest money	501. Excess Deposit
202. Principal amount of new loan(s)	502. Settlement Charges to Seller (line 1400)
203. Existing loan(s) taken subject to	503. Existing Loan(s) Taken Subject to
204. Loan Amount 2nd Lien	504. Payoff of first mortgage loan to to
205.	505. Payoff of second mortgage loan to to
206.	506.
207.	507.
208.	508.
209.	509.

Adjustments for items unpaid by seller	Adjustments for items unpaid by seller
210. County Property taxes	510. County Property taxes
211. Water/Sewer	511. Water/Sewer
212. Prorated Ground Rent	512. Prorated Ground Rent
213. Prorated Rent	513. Prorated Rent
214.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.

220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$0.00
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300. Cash At Settlement From/To Borrower	600. Cash At Settlement To/From Seller
301. Gross Amount due from borrower (line 120)	601. Gross Amount due to seller (line 420)
302. Less amounts paid by/for borrower (line 220)	602. Less reductions in amt. due seller (line 520)
303. Cash From Borrower	603. Cash Seller

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;

• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges						
700. Total Sales/Broker's Commission based on price			\$0.00	@ % =	\$0.00	
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	%	to			
802.	Loan Discount	%	to			
803.	Appraisal Fee		to			
804.	Credit Report		to			
805.	Lender's Inspection Fee		to			
806.	Mortgage Application		to			
807.	Broker Fee		to			
808.	Tax Service Fee		to			
809.	Flood Certification		to			
810.	YSP		to			
811.	Service Release Premium		to			
900. Items Required by Lender To Be Paid in Advance						
901.	Interest from	2/14/2025	to	3/1/2025	@ \$0/day	
902.	Mortgage Ins Premium for	months	to			
903.	Hazard Ins Premium for	years	to			
1000. Reserves Deposited With Lender						
1001.	Hazard Insurance		months @		per month	
1002.	Mortgage Insurance		months @		per month	
1003.	County Property taxes		months @		per month	
1004.	Water/Sewer		months @		per month	
1005.	Prorated Ground Rent		months @		per month	
1006.	Prorated Rent		months @		per month	
1007.			months @		per month	
1008.			months @		per month	
1011. Aggregate Adjustment						
1100. Title Charges						
1101.	Settlement or closing fee		to			
1102.	Abstract or title search		to			
1103.	Title examination		to	New World Title Company, LLC		\$500.00
1104.	Admin Fee		to			
1105.	Document preparation		to			
1106.	Notary fees		to			
1107.	Attorney's fees		to			
	(includes above items numbers:			)		
1108.	Title insurance		to	First American Title Insurance Company		
	(includes above items numbers:			)		
1109.	Lender's coverage			\$0.00/\$0.00		
1110.	Owner's coverage			\$0.00/\$0.00		
1111.	Recording Service Fee		to	Easton Enterprise LLC		\$40.00
1112.	Lien Certificate		to	New World Title Company, LLC		\$55.00
1113.	Prep/Procure/Track/Rec Release(s)		to	NWT/ReQuire/Clerk		
1114.	CPL Fee		to	First American Title Insurance Company		
1200. Government Recording and Transfer Charges						
1201.	Recording Fees	Deed \$60.00 ; Mortgage ; Rel		to Circuit Court for Baltimore City		\$60.00
1202.	City/county tax/stamps	Deed \$145.00 ; Mortgage		to Director of Finance, Baltimore City		\$145.00
1203.	State tax/stamps	Deed \$70.50 ; Mortgage		to Circuit Court for Baltimore City		\$70.50
1204.	MD CTY TRANSFER TAX.		to	Director of Finance, Baltimore City		\$211.50
1205.	Yield Tax		to			
1206.	Grantors Tax		to			
1300. Additional Settlement Charges						
1301.	Water Escrow		to	ESCROW		\$200.00
1302.	Pest Inspection		to			
1303.	Property Taxes		to			
1304.	Water Bill		to	Director of Finance, Baltimore City		\$4.80
1305.	Closing Fee		to	New World Title Company, LLC		\$150.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)						
						\$1,436.80

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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

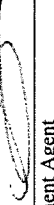
NICKEL BLUE INVESTMENT GROUP LLC, a Maryland limited liability company PROPERTIES BY DEE LLC, a Maryland limited liability company

Delores Barnes, Sole Member
By Delores Barnes, Sole Member

By Rashad Henderson, Managing Member

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

 2/14/25 Date
Settlement Agent 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.

Previous Editions are Obsolete

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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

NICKEL BLUE INVESTMENT GROUP LLC, a Maryland limited liability company PROPERTIES BY DEE LLC, a Maryland limited liability company

Signed by: Rashad Henderson By Delores Barnes, Sole Member
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SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. The funds to be disbursed in accordance with this settlement. 2/13/2025

Settlement Agent Date
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.

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