

HUD-1 UNIFORM SETTLEMENT STATEMENT

1401 Page 1 HUD-1

OMB No. 2502-0265 (Exp. 12/31/86)

(Rev. August 1987)

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT			
B. TYPE OF LOAN: CASH	FILE NUMBER: 84406MDF-HQ	LOAN NUMBER:	MORTGAGE INSURANCE 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 ("P.O.C.") were paid outside the closing; they are shown here for informational purposes and are not included in the totals. NOTE: TIN = Taxpayer's Identification Number			
D. NAME AND ADDRESS OF BORROWER SILVERDOOR VENTURES LLC 6340 SECURITY BLVD STE 100 PMB 1013 BALTIMORE, MD 21207	E. NAME AND ADDRESS OF SELLER SHER A. HASSAMI, SHAFIQA QAZIZADA 1821 BIRD RUN FREDERICK, MD 21702	F. NAME AND ADDRESS OF LENDER PRELIMINARY	
G. PROPERTY LOCATION: 4119 AUDREY AVENUE BALTIMORE, MD 21225-2343		H. SETTLEMENT AGENT: NAME, ADDRESS CLOSELINE LLC 702 KING FARM BLVD SUITE 155 ROCKVILLE, MD 20850 PLACE OF SETTLEMENT: 702 King Farm Blvd Suite 155 Rockville, MD 20850	
		I. SETTLEMENT DATE: 5-21-2025	

J. Summary of Borrower's Transaction		
100. Gross Amount Due from Borrower		
101. Contract sales price		185,000.00
102. Personal property		
103. Settlement charges to borrower (line 1400)		4,788.75
104.		
105.		
Adjustment for items paid by seller in advance		
106. City/town taxes	to	
107. County taxes	5/21/2025 to 6/30/2025	302.74
108. Assessments	to	
109. HOA Dues	to	
110.		
111.		
112.		
113.		
114.		
115.		
116.		
120. Gross Amount Due from Borrower		190,091.49
200. Amount Paid by or in Behalf of Borrower		
201. Deposit or earnest money		5,000.00
202. Principal amount of new loan(s)		0.00
203. Existing loan(s) taken subject to		
204.		
205. Seller Credit		
206.		
207.		
208.		
209.		
Adjustments for items unpaid by seller		
210. City/town taxes	to	
211. County taxes	to	
212. Assessments	to	
213. HOA Dues	to	
214. INTEREST - GARRISON 3/7/2025 to 5/21/2025		9.75
215. INTEREST - GIBBONS 12/19/2025 to 5/21/2025		19.89
216. SECURITY DEPOSIT - GARRISON \$0.00		
217. SECURITY DEPOSIT - GIBBONS		1,200.00
218. SECURITY DEPOSIT - DAYTRELL		1,200.00
219. PET DEPOSIT - DAYTRELL		200.00
220. Total Paid by/for Borrower		7,629.64
300. Cash at Settlement from/to Borrower		
301. Gross amount due from borrower (line 120)		190,091.49
302. Less amounts paid by/for borrower (line 220)	(	7,629.64)
303. Cash	☒ From ☐ To Borrower	\$182,461.85

K. Summary of Seller's Transaction		
400. Gross Amount Due to Seller		
401. Contract sales price		185,000.00
402. Personal property		
403.		
404.		
405.		
Adjustment for items paid by seller in advance		
406. City/town taxes	to	
407. County taxes	5/21/2025 to 6/30/2025	302.74
408. Assessments	to	
409. HOA Dues	to	
410.		
411.		
412.		
413.		
414.		
415.		
416.		
420. Gross Amount Due to Seller		185,302.74
500. Reductions In Amount Due to seller		
501. Excess deposit (see instructions)		
502. Settlement charges to seller (line 1400)		7,614.93
503. Existing loan(s) taken subject to		
504. Payoff to		
505. Payoff to		
506. WATER ESCROW		1,000.00
507.		
508. Seller Credit		
509.		
Adjustments for items unpaid by seller		
510. City/town taxes	to	
511. County taxes	to	
512. Assessments	to	
513. HOA Dues	to	
514. INTEREST - GARRISON 3/7/2025 to 5/21/2025		9.75
515. INTEREST - GIBBONS 12/19/2025 to 5/21/2025		19.89
516. SECURITY DEPOSIT - GARRISON \$0.00		
517. SECURITY DEPOSIT - GIBBONS		1,200.00
518. SECURITY DEPOSIT - DAYTRELL		1,200.00
519. PET DEPOSIT - DAYTRELL		200.00
520. Total Reduction Amount Due Seller		11,244.57
600. Cash at Settlement to/from Seller		
601. Gross amount due to seller (line 420)		185,302.74
602. Less reductions in amounts due seller (line 520)	(	11,244.57)
603. Cash	☒ To ☐ From Seller	\$174,058.17

1401 - Page 2 SETTLEMENT STATEMENT				HUD-1	
L. SETTLEMENT CHARGES				PAID FROM BORROWERS FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ 185,000.00 @ % = \$ 3,700.00					
Division of Commission (line 700) as follows:					
701. \$ 3700.00 to REALTY ADVANTAGE					
702. \$					
703. Commission Paid at Settlement					3,700.00
704. ADMIN FEE to REALTY ADVANTAGE					295.00
800. ITEMS PAYABLE IN CONNECTION WITH THE LOAN					
801.					
802.					
803.					
804.					
805.					
806.					
807.					
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest from to @ \$ / day					
902. Mortgage Insurance Premium					
903. Hazard Insurance Premium					
904.					
905. Property taxes					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance months @ \$ per month					
1002. Mort. Insurance months @ \$ per month					
1003. Property Taxes months @ \$ per month					
1004.					
1005.					
1006.					
1007.					
1008.					
1100. TITLE CHARGES					
1101. SETTLEMENT to CLOSELINE LLC				595.00	155.00
1102. TITLE SEARCH to CLOSELINE LLC				299.00	
1103. E-RECORDING to CLOSELINE LLC				3.75	
1104. ICL to FIRST AMERICAN TITLE INSURANCE COMPANY				55.00	
1105. NOTARY FEE to CLOSELINE LLC					150.00
1106.					
1107.					
(includes above item numbers)					
1108. Title Insurance to FIRST AMERICAN TITLE INSURANCE COMPANY				1,001.00	
(includes above item numbers)					
1109. Lender's Coverage \$ 0.00					
1110. Owner's Coverage \$ 185,000.00					
1111.					
1112.					
1113.					
1114.					
1115.					
1116.					
1117.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees Deed \$ 60.00 Mortgage \$ Releases \$				60.00	
1202. TAX VERIFICATION FEE to CLOSELINE LLC					56.31
1203. STATE TRANSFER TAX to CLERK OF THE CIRCUIT COURT				462.50	462.50
1204. RECORDATION TAX to DIRECTOR OF FINANCE BALTIMORE CITY				925.00	925.00
1205. CITY TRANSFER TAX to DIRECTOR OF FINANCE BALTIMORE CITY				1,387.50	1,387.50
1206.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. WATER BILL to DIRECTOR OF FINANCE BALTIMORE CITY					483.62
1302.					
1303.					
1304.					
1305.					
1306.					
1307.					
1400. TOTAL SETTLEMENT CHARGES (enter on Lines 103, Section J and 502, Section K)				\$4,788.75	\$7,614.93

Signature Page**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.

Borrowers

SILVERDOOR VENTURES LLC
By: SILVERDOOR REAL ESTATE HOLDINGS LLC, SOLE MEMBER

Sellers

SHER A. HASSAMI

SHAFIQA QAZIZADA

Settlement Agent

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

1300 ADDITIONAL SETTLEMENT CHARGES (Cont'd)	Borrower	Seller
1307a		
1307b		
1307c		
1307d		
1307e		
1307f		
1307g		
1307h		
1307i		
1307j		
1307k		
1307l		
1307m		
1307n		
1307o		
1307p		
1307q		
1307r		
1307s		
1307t		
1307u		
1307v		
1307w		
Total	\$0.00	\$0.00