



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins.	6. File Number: M23-14282-TQ	7. Loan Number:	8. Mortgage Insurance Case Number:
4. ☐ VA 5. ☐ Conv. Ins.			
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents 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: Baltimore Excel 05, LLC 829 N. 29th Street, Philadelphia, PA 19130	E. Name & Address of Seller: Estate of Elizabeth Ruth Berry-Smith 1023 N. Carey Street, Baltimore, MD 21217	F. Name & Address of Lender:	
G. Property Location: 1023 N. Carey Street Baltimore, MD 21217	H. Settlement Agent: Masters Title & Escrow 3600 O'Donnell Street #240, Baltimore, MD 21224	I. Settlement Date: 05/23/2023 Disbursement Date: 05/23/2023	
Place of Settlement: 3600 O'Donnell Street #240, Baltimore, MD 21224		TitleExpress	

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	9,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	24,367.80
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 05/23/2023 to 06/30/2023	46.23
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	33,413.23
Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	2,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205. EMD	3,000.00
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	5,000.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	33,413.23
302. Less amounts paid by/for borrower (line 220)	5,000.00
303. Cash ☒ From ☐ To Borrower	28,413.23

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	9,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 05/23/2023 to 06/30/2023	46.23
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	9,046.23
Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	3,712.43
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Disbursed as proceeds (\$2,000.00)	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	3,712.43
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	9,046.23
602. Less reductions in amount due seller (line 520)	3,712.43
603. Cash ☒ To ☐ From Seller	5,333.80

The Public Reporting Section for this collection of information is estimated at 30 minutes per response for searching, reviewing, and reporting the data. This agency may not collect this information, and you may not respond if you agree on this date, unless it displays a currently valid OMB control number. The confidentiality is optional, but disclosure is mandatory. This is designed to provide the public with a REDHAT-covered transaction with information during the settlement process.

L. Settlement Charges

700. Total Real Estate Broker Fees				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:					
701.	\$0.00	to			
702.	\$0.00	to			
703. Commission paid at settlement					
800. Items Payable in Connection with Loan					
801.	Our origination charge (includes Origination Point 0.000% or \$0.00)	\$	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)		
803.	Your adjusted origination charges		(from GFE A)		
804.	Processing Fee	to			
805.	Homeowners Insurance and Fees	to			
806.	Processing Fee	to			
807.	MD - Registration	to			
808.	MD - Lead Cost	to	(from GFE #3)		
900. Items Required by Lender to be Paid in Advance					
901.	Daily interest charges from	from 05/23/2023 to 06/01/2023 @ \$0.00/day	(from GFE #10)		
902.	Mortgage insurance premium	months to	(from GFE #3)		
903.	Homeowner's insurance	months to	(from GFE #11)		
904.		months to	(from GFE #11)		
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account		(from GFE #9)		
1002.	Homeowner's insurance	months @ \$ /month			
1003.	Mortgage insurance	months @ \$ /month			
1004.	Property taxes	months @ \$ 36.06/month \$			
1005.	Assessments	months @ \$ /month			
1006.	Aggregate Adjustment	\$			
1100. Title Charges					
1101.	Title services and lender's title insurance	\$	(from GFE #4)		
1102.	Settlement or closing fee	to \$			
1103.	Owner's title insurance - First American Title Insurance Company	\$	(from GFE #5)	175.00	
1104.	Lender's title insurance - North American Title Insurance Company	\$			
1105.	Lender's title policy limit \$0.00 Lender's Policy				
1106.	Owner's title policy limit \$25,000.00 Owner's Policy				
1107.	Agent's portion of the total title insurance premium	\$148.75			
	to Masters Title & Escrow				
1108.	Underwriter's portion of the total title insurance premium	\$28.25			
	to North American Title Insurance Company				
1109.	Settlement Fee	to Masters Title & Escrow		600.00	
1110.	Document Preparation	to Masters Title & Escrow		185.00	
1111.	Title Exam	to Masters Title & Escrow		395.00	
1112.	Lien Certification	to Masters Title & Escrow		60.00	
1113.	Wire/Courier Fee	to Masters Title & Escrow		80.00	
1114.	Title Search	to Kuras & Bradford		230.00	
1115.	Closing Prot Ltr	to North American Title Insurance Company	\$		
1200. Government Recording and Transfer Charges					
1201.	Government recording charges	\$	(from GFE #7)	80.00	
1202.	Deed \$80.00 Mortgage \$ Release \$				
1203.	Transfer taxes	\$	(from GFE #8)	270.00	
1204.	State Recordation Tax	Deed \$80.00 Mortgage \$			
1205.	State Transfer Tax	Deed \$45.00 Mortgage \$			
1206.	City Transfer Tax	Deed \$135.00 Mortgage \$			
1207.	Ground Rent Deed			80.00	
1208.	GRRD State Recordation			30.00	
1209.	GRRD State Transfer Tax			8.00	
1210.	GRRD City Transfer Tax			24.00	

1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. Violation/Water Escrow	to Seller Escrow		500.00
1303. Water Bill	to Director of Finance		4,516.34
1304. Walk thru recording	to MP Recordings LLC	50.00	
1305. Property Taxes	to Director of Finance		408.55
1306. Per Agreement	to Deals MD LLC	5,250.00	
1307. Reimb EMD	to Felina Properties LLC	3,000.00	
1308. Per Agreement	to SP1 Capital LLC	7,760.00	
1309. Ground Rent Due	to Law Office of Andrew W. Gray		1,038.00
1310. Violation/Water Escrow	to Buyer Escrow	150.00	
1311. Per Agreement	to Felina Properties LLC	3,000.00	
1312. Ground Rent Redemption	to Morena, LLC	1,600.00	
1313. Invoice for Estate	to Naiman & Naiman	8	1,280.00
1314. Property Taxes 21-22	to Director of Finance		463.44
1315. Property Taxes 20-21	to Director of Finance		528.10
1316. Consulting Fee	to John Singmaster	1,500.00	
1400. Total Settlement Charges	(enter on lines 103, Section J and 502, Section K)	24,367.00	8,712.43

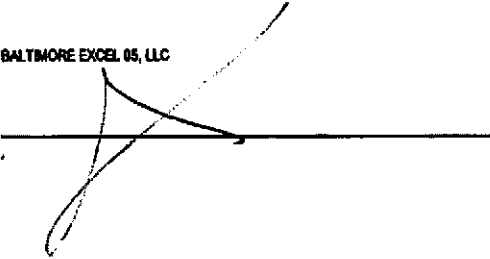
*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(I)ker. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

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.

Buyers

BALTIMORE EXCEL 05, LLC



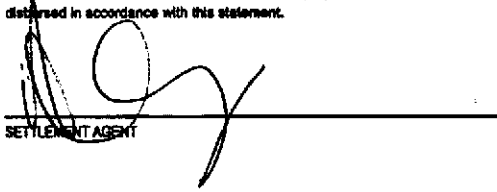
Sellers

ESTATE OF ELIZABETH RUTH BERRY-SMITH

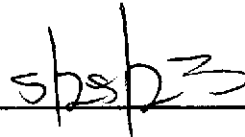

Michael Andrew Smith, Personal Representative

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



WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18, U.S. CODE SECTION 1001 AND SECTION 1010.

HUD CERTIFICATION OF BUYER AND SELLER

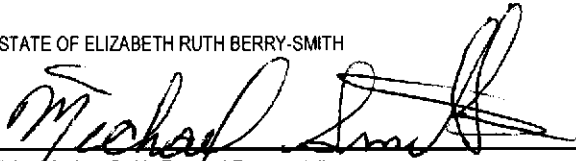
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyers

BALTIMORE EXCEL 05, LLC

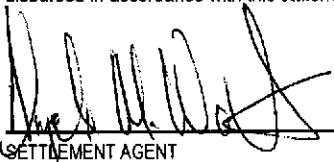
Sellers

ESTATE OF ELIZABETH RUTH BERRY-SMITH

* 
Michael Andrew Smith, Personal Representative

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

5/25/23
DATE

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