

**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File No. 23-1686-MD	7. Loan No.	8. Mortgage Insurance Case No.
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 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: Baltimore Excel 06, LLC 829 North 29th Street #5 Philadelphia, PA 19130	E. Name & Address of Seller: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+	F. Name & Address of Lender:
G. Property Location: 1835 Aisquith Street Baltimore, MD 21202	H. Settlement Agent: CSMB LLC dba Eastern Title and Settlement I. Settlement Date: 04/26/2024 Funding Date: 04/26/2024 Disbursement Date: 04/26/2024	
	Place of Settlement: 6100 Executive Boulevard Suite 410 Rockville, MD 20852	

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$35,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$3,194.00
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes 04/26/2024 to 06/30/2024	\$123.63
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$38,317.63
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	\$2,500.00
202. Principal amount of new loan(s)	
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.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$2,500.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$38,317.63
302. Less amounts paid by/for borrower (line 220)	\$2,500.00
303. Cash ☒ From ☐ To Borrower	\$35,817.63

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$35,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes 04/26/2024 to 06/30/2024	\$123.63
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$35,123.63
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$10,486.21
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$10,486.21
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$35,123.63
602. Less reductions in amounts due seller (line 520)	\$10,486.21
603. Cash ☒ To ☐ From Seller	\$24,637.42

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. 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. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA 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. \$			
702. \$3,000.00 to HG Realty Services Ltd			
703. Commission paid at settlement			\$3,000.00
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(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. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
809.			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 04/26/2024 to 05/01/2024	(from GFE #10)		
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's Insurance	(from GFE #11)		
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's Insurance			
1003. Mortgage Insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	\$500.00	
1102. Settlement or closing fee to CSMB LLC dba Eastern Title and Settlement \$500.00			
1103. Owner's title insurance to Fidelity National Title Insurance Company	(from GFE #5)	\$300.00	
1104. Lender's title insurance to Fidelity National Title Insurance Company			
1105. Lender's title policy limit \$			
1106. Owner's title policy limit \$35,000.00			
1107. Agent's portion of the total title insurance premium to CSMB LLC dba Eastern Title and Settlement \$255.00			
1108. Underwriter's portion of the total title insurance premium to Fidelity National Title Insurance Company \$45.00			
1109. Title Exam Fee to CSMB LLC dba Eastern Title and Settlement		\$395.00	
1110. Doc Preparation Fee to CSMB LLC dba Eastern Title and Settlement		\$185.00	
1111. FedEx / Wire / Tech Fee to CSMB LLC dba Eastern Title and Settlement		\$159.00	
1112. Reimburse Lien Cert to CSMB LLC dba Eastern Title and Settlement		\$120.00	
1113. Walk-through Recording to MP Recordings		\$50.00	
1114. Title Search / Abstract to CSMB LLC dba Eastern Title and Settlement		\$225.00	
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	\$60.00	
1202. Deed \$60.00 Mortgage \$ Release \$ to Clerk of the Circuit Court			\$60.00
1203. Transfer taxes		(from GFE #8)	\$700.00
1204. City/County tax/stamps Deed \$1,445.24 Mortgage \$ to Baltimore City			\$920.24
1205. State tax/stamps Deed \$481.75 Mortgage \$ to Clerk of the Circuit Court			\$306.75
1206. Recordation Tax - City (Deed) to Baltimore City		\$350.00	
1207. Recordation Tax - City (Deed 2) to Baltimore City			\$615.00
1208. Recording Fee (Deed 2) to Clerk of the Circuit Court \$60.00			
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. Water/Violation/Recording/Misc escrow to HOLD Seller			\$500.00
1303. Property taxes (PD 3.20.24) to Director of Finance			
1304. Per Agreement			
1305. Water due to Director of Finance			\$84.22
1306. Ground rent Fee simple			
1307. Water/Violation/Recording/Misc escrow to Hold Buyer		\$150.00	
1308. Settlement Fees to Caneel Group, LLC			\$5,000.00
1309.			
1310.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$3,194.00	\$10,486.21

See signature addendum

Baltimore Excel 05 LLC, a Delaware Limited Liability Company

By:

Eyal Guigui, Member

Date

U.S. Bank Trust National Association, as Trustee of American
Homeowner Preservation Trust Series 2015A+

By: AHP Capital Management LLC, Administrator

By:

Jorge Newbery, Manager

Date

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

Baltimore Excel 05 LLC, a Delaware Limited Liability Company

By: _____

Eyal Guigui, Member

_____ Date

U.S. Bank Trust National Association, as Trustee of American
Homeowner Preservation Trust Series 2015A+

By: AHP Capital Management LLC, Administrator

By: _____

Jorge Newbery, Manager

4-25-24
_____ Date

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