

B. Type of Loan

1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File No. 2024-24107	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: Jeno Properties LLC 801 Latchmere Court 101 Annapolis, MD 21401	E. Name & Address of Seller: Four Seasons Properties LLC 1722 Underwood Road Gambrills, MD 21054	F. Name & Address of Lender: Maryland Hard Money Lenders, LLC 1114 Saint Paul Street #1B Baltimore, MD 21202
G. Property Location: 2432 East Fayette Street Baltimore, MD 21224	H. Settlement Agent: Allied Title & Escrow, LLC Place of Settlement: 3100 Clarendon Boulevard Suite 630 Arlington, VA 22201	I. Settlement Date: 07/31/2024 Funding Date: 07/31/2024 Disbursement Date: 07/31/2024

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction																																																																																																																																																																								
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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 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. \$6,750.00 to Alex Cooper Auctioneers, Inc.		
702. \$1,350.00 to The Gerdes Team w/ Real Broker, LLC		
703. Commission paid at settlement		\$8,100.00
704.		
800. Items Payable in Connection with Loan		
801. Our origination charge		
802. Your credit or charge (points) for the specific interest rate chosen	\$5,392.50	
803. Appraisal fee		
804. Credit report to Maryland Hard Money Lenders, LLC	\$104.00	
805. Tax service		
806. Flood certification		
807. Photo Inspection Fee to Maryland Hard Money Lenders, LLC	\$140.00	
808. Processing Fees to Maryland Hard Money Lenders, LLC	\$995.00	
809. Wire Fee to Maryland Hard Money Lenders, LLC	\$30.00	
810. Rehab Hold Back to Maryland Hard Money Lenders, LLC	\$65,000.00	
811. Title Review to Law Offices of David J. Silverman, LLC	\$995.00	
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 07/31/2024 to 08/01/2024 @ \$59.92 /day	\$59.92	
902. Mortgage insurance premium		
903. Homeowner's insurance		
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
1100. Title Charges		
1101. Settlement or closing fee to Allied Title & Escrow, LLC		
1102. Owner's title insurance to Old Republic National Title Insurance Company	\$741.60	
1103. Lender's title insurance to Old Republic National Title Insurance Company	\$320.60	
1104. Lender's title policy limit \$179,750.00		
1105. Owner's title policy limit \$143,100.00		
1106. CPL (Lender) to Old Republic National Title Insurance Company \$30.00	\$30.00	
1107. Title- Closing Fee to Allied Title & Escrow, LLC \$995.00	\$995.00	
1108. Title- Commitment / Policy Fee to TitleWrite \$85.00	\$85.00	
1109. Title- Deed Preparation to Paulson & Paulson, PLC	\$250.00	
1110. Title- Release Tracking (\$35 per lien) to Require		\$35.00
1111. Title- Title Search & Update to Mortiles	\$135.00	
1112. Title - Lien Release/Title Clearing to Allied Title & Escrow, LLC		\$265.00
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$60.00 Mortgage \$115.00 Release \$ to Circuit Court for Baltimore City	\$175.00	
1202. City/County tax/stamps Deed \$2,146.50 Mortgage \$ to Director of Finance	\$2,146.50	
1203. State tax/stamps Deed \$715.50 Mortgage \$ to Circuit Court for Baltimore City	\$715.50	
1204. Recordation Tax - City (Mortgage) to Director of Finance	\$1,020.00	
1205. Recordation Tax - City (Deed) to Director of Finance	\$1,435.00	
1300. Additional Settlement Charges		
1301.		
1302.		
1303. Baltimore City Citations to Baltimore City Bureau of Collections	\$100.00	\$600.00
1304. Delinquent Water Bill to Baltimore City Water		\$5,724.37
1305. Final Water Escrow to Allied Title & Escrow, LLC	\$200.00	\$350.00
1306. Listing Broker Service Fee to Alex Cooper Auctioneers, Inc.		\$395.00
1307. R.E Taxes due 07/01 to Director of Finance, Baltimore City	\$3,608.47	
1308. Selling Broker Service Fee to The Gerdes Team w/ Real Broker, LLC	\$595.00	
1309.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$85,269.09	\$15,469.37

See signature addendum

Signature Addendum

Jeno Properties LLC, a Maryland Limited Liability Company

By: Jeremy Sullivan 7/31/2024
Date

Jeremy Sullivan, Member

By: Noah Lukz 7/31/2024
Date

Noah Lukz, Member

Four Seasons Properties LLC, a Maryland Limited Liability Company

By: _____
Date

Wadi Sadellah, Member & Authorized Signer

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.

Jessica Rhodes 7/31/24
Settlement Agent Date

Jeno Properties LLC, a Maryland Limited Liability Company
By:

Jeremy Sullivan, Member Date

By: Noah Lukz, Member Date

Four Seasons Properties LLC, a Maryland Limited Liability Company

By: Wadi Sadallah 07/31/2024
Member & Authorized Signer Date
Wadi Sadallah, Member & Authorized Signer

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Wadi Sadallah 07/31/2024
Settlement Agent Date