

A. Settlement Statement

U.S. Department of Housing and Urban Development

B. Type of Loan UNDERWRITER: First American Title Insurance Co

OMB Approval No. 2502-0265

1. ☐ FHA		2. ☐ FmHA		3. ☐ Conv. Unins.		6. File Number 124627-24EW		7. Loan Number		8. Mortgage Insurance Case Number	
4. ☐ VA		5. ☐ Conv. Ins.								TitleExpress Settlement System Printed 05/14/2024 at 13:32 EW	
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 information purposes and are not included in the totals. 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.											
D. NAME OF BORROWER:		Robbin S. Smith									
ADDRESS:		142 South Kossuth Street, Baltimore, MD 21229									
E. NAME OF SELLER:		Valens, LLC									
ADDRESS:		114 W Mulberry Street, Baltimore, MD 21201									
F. NAME OF LENDER:		CASH									
ADDRESS:											
G. PROPERTY ADDRESS:		1561 Richland Street, Baltimore, MD 21217									
☐ Principal Residence		☐ Other Real Estate									
H. SETTLEMENT AGENT:		Crown Title Corporation									
PLACE OF SETTLEMENT:		One Sanford Avenue, Catonsville, MD 21228									
I. SETTLEMENT DATE:		05/15/2024									
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		17,600.00				401. Contract sales price		17,600.00			
102. Personal property						402. Personal property					
103. Settlement charges to borrower (line 1400)		1,853.62				403.					
104.						404.					
105. Water Account CREDIT		100.00				405. Water Account CREDIT		100.00			
Adjustments for items paid by seller in advance						Adjustments for items paid by seller in advance					
106. City/town taxes 05/15/24 to 06/30/24		86.00				406. City/town taxes 05/15/24 to 06/30/24		86.00			
109.						409.					
110.						410.					
111.						411.					
112.						412.					
120. GROSS AMOUNT DUE FROM BORROWER		19,639.62				420. GROSS AMOUNT DUE TO SELLER		17,786.00			
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER						500. REDUCTIONS IN AMOUNT DUE TO SELLER					
201. Deposit or earnest money		5,000.00				501. Excess Deposit (see instructions)					
202. Principal amount of new loans						502. Settlement charges to seller (line 1400)		1,973.93			
203. Existing loan(s) taken subject to						503. Existing loan(s) taken subject to					
204.						504. Payoff of First Mortgage Loan					
205.						505. Payoff of second mortgage loan					
206.						506.					
207.						507.					
208.						508. Water Escrow-SELLER		75.00			
						Hold until recorded					
209.						509.					
						Crown Title					
Adjustments for items unpaid by seller						Adjustments for items unpaid by seller					
213.						513. Misc. Bill-9636846		285.31			
214.						514. Misc. Bill-9638404		199.43			
215.						515. 2023-24 Open Property Taxes		772.20			
216.						516. Balance of Payment		10,446.47			
217.						517. Foreclosure Atty Legal Fees		3,136.64			
218.						518.					
219.						519.					
220. TOTAL PAID BY/FOR BORROWER		5,000.00				520. TOTAL REDUCTION AMOUNT DUE SELLER		16,888.98			
300. CASH AT SETTLEMENT FROM OR TO BORROWER						600. CASH AT SETTLEMENT TO OR FROM SELLER					
301. Gross amount due from borrower (line 120)		19,639.62				601. Gross amount due to seller (line 420)		17,786.00			
302. Less amounts paid by/for borrower (line 220)		5,000.00				602. Less reduction amount due seller (line 520)		16,888.98			
303. CASH FROM BORROWER		14,639.62				603. CASH TO SELLER		897.02			

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No:) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: - / - SELLER(S) SIGNATURE(S): /

SELLER(S) NEW MAILING ADDRESS:

SELLER(S) PHONE NUMBERS: (H) (W)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SETTLEMENT STATEMENT

File Number: 124627-24

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L. SETTLEMENT CHARGES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$17,600.00 =					
Division of commission (line 700) as follows:					
701.	\$	to Keller Williams Gateway, LLC			
702.	\$	to HomeSmart Realty			
703. Commission paid at Settlement					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801.	Loan Origination Fee	%			
802.	Loan Discount	%			
803.	Appraisal Fee				
804.	Credit Report				
805.					
806.					
807.					
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest	From to @ \$ /day			
902.	Mortgage Insurance Premium	for to			
903.	Hazard Insurance Premium	for to			
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER FOR					
1001.	Hazard Insurance	mo. @ \$ /mo			
1002.	Mortgage Insurance	mo. @ \$ /mo			
1003.	City Property Taxes	mo. @ \$ 62.17 /mo			
1004.	County Property Taxes	mo. @ \$ /mo			
1005.	Annual Assessments	mo. @ \$ /mo			
1009.	Aggregate Analysis Adjustment			0.00	0.00
1100. TITLE CHARGES					
1101.	Settlement or closing fee	to Crown Title		504.00	
1102.	Abstract or title search	to Performance Abstractors		295.00	
1103.	Title examination				
1104.	Title insurance binder				
1105.	Document Preparation				
1106.	Notary Fees				
1107.	Attorney's fees				
	(includes above items No:	)			
1108.	Title Insurance	to First American Title Insurance Company		275.00	
	(includes above items No:	)			
1109.	Lender's Policy				
1110.	Owner's Policy	17,600.00 - 275.00			
1111.	Seller Settlement Fee	to Crown Title			
1112.	Lien Cert- Reimbursement x 2	to Crown Title		112.62	
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$			60.00	
1202.	State Recordation Tax	Deed \$ 180.00 ; Mortgage \$		180.00	
1203.	State Transfer Tax	Deed \$ 88.00 ; Mortgage \$		88.00	
1204.	City Transfer Tax	Deed \$ 264.00 ; Mortgage \$		264.00	
1205.	Deed \$; Mortgage \$; Release \$				
1300. ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey				
1302.	Pest Inspection				
1303.					
1304.	Buyers Premium	to Ashland Auction Group, LLC			1,600.00
1305.	Water Escrow-BUYER	to Hold until recorded		75.00	
1306.	Tax Sale Deed, Recording Fees	to Clerk of the Circuit Court			373.93
1307.					
1308.					
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)				1,853.62	1,973.93

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.

Robbin P. Smith

Valens, LLC

By: Christopher F. Bryan, Managing Member

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.

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 05/15/2024 at 16:54 EW

L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$17,600.00 =			
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802.	Loan Discount %		
803.	Appraisal Fee		
804.	Credit Report		
805.			
806.			
807.			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest From to @ \$ /day		
902.	Mortgage Insurance Premium for to		
903.	Hazard Insurance Premium for to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001.	Hazard Insurance mo. @ \$ /mo		
1002.	Mortgage Insurance mo. @ \$ /mo		
1003.	City Property Taxes mo. @ \$ 62.17 /mo		
1004.	County Property Taxes mo. @ \$ /mo		
1005.	Annual Assessments mo. @ \$ /mo		
1009.	Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES			
1101.	Settlement or closing fee to Crown Title	504.00	
1102.	Abstract or title search to Performance Abstractors	295.00	
1103.	Title examination		
1104.	Title insurance binder		
1105.	Document Preparation		
1106.	Notary Fees		
1107.	Attorney's fees		
(includes above items No:)			
1108.	Title Insurance to First American Title Insurance Company	275.00	
(includes above items No:)			
1109.	Lender's Policy		
1110.	Owner's Policy 17,600.00 - 275.00		
1111.	Seller Settlement Fee to Crown Title		
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1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey		
1302.	Pest Inspection		
1303.			
1304.	Buyers Premium to Ashland Auction Group, LLC		1,600.00
1305.	Water Escrow-BUYER to Hold until recorded	75.00	
1306.	Tax Sale Deed, Recording Fees to Clerk of the Circuit Court		373.93
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		1,853.62	1,973.93

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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.

Robbin S. Smith

Valens, LLC

By: Barakat Labisi, Authorized 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.

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.

SETTLEMENT AGENT

DATE

5/15/24