A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1.☐ FHA 2.☐ FmHA 3.☐ Conv. Unins. 4.☐ VA 5.☐ Conv. Ins. ☐ Other	6. File Number: 105341	7. Loan Number:	8. 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 "(POC)" 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 S11 LLC, a Delaware limited libility company, 829 N 29th Street, #5, Philadelphia, PA 19130
E. Name & Address of Seller:	Mayor and City Council of Baltimore, 417 E. Fayette Street, Room 10, Baltimore, MD 21202
F. Name & Address of Lender:	
G. Property Location:	Property Address 25 N Bentalou Street Baltimore, Maryland 21223 2531 W Fairmount Avenue Baltimore, Maryland 21223 2031 W Lanvale Street Baltimore, Maryland 21217 2813 W Lanvale Street Baltimore, Maryland 21216 2815 W Lanvale Street Baltimore, Maryland 21216 2830 W Lanvale Street Baltimore, Maryland 21216 2832 W Lanvale Street Baltimore, Maryland 21216 2836 W Lanvale Street Baltimore, Maryland 21216 2801 Mosher Street Baltimore, Maryland 21216 **330 N. Pulaski Street, Baltimore, Maryland 21216**
H. Settlement Agent:	Residential Title & Escrow Company, 100 Painters Mill Road, Suite 200, Owings Mills, MD 21117, (410) 653-3400
Place of Settlement:	100 Painters Mill Road, Suite 200, Owings Mills, MD 21117
I. Settlement Date:	8/19/2024 **Proration Date:** 8/19/2024 **Disbursement Date:** 8/19/2024

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	$120,000.00	401. Contract sales price	$120,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	$8,770.58	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	**$128,770.58**	**420. Gross Amount Due to Seller**	**$120,000.00**
200. Amounts Paid by or in Behalf of Borrower		**500. Reductions in Amount Due to Seller**	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	$0.00
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.	
209.		509.	
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	**$0.00**	**520. Total Reduction Amount Due Seller**	**$0.00**
300. Cash at Settlement from/to Borrower		**600. Cash at Settlement to/from Seller**	
301. Gross amount due from borrower (line 120)	$128,770.58	601. Gross amount due to seller (line 420)	$120,000.00
302. Less amounts paid by/for borrower (line 220)	$0.00	602. Less reductions in amount due seller (line 520	$0.00
303. Cash ☒ From ☐ To Borrower	**$128,770.58**	**603. Cash ☒ To ☐ From Seller**	**$120,000.00**

6/15/2024 11:30:34 AM

File Number: 105341

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) 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.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number.
If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Mayor and City Council of Baltimore

by: Amy Oostebout

Name:

Title:

L. Settlement Charges	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission		
Division of commission (line 700) as follows:		
701.		
702.		
703. Commission paid at settlement		
704.		
800. Items Payable in Connection with Loan		
801. Loan origination fee		
802. Loan discount		
803. Appraisal fee		
804. Credit report		
805. Lender's inspection fee		
806. Mortgage insurance application fee		
807. Assumption fee		
808.		
809.		
810.		
811.		
812.		
813.		
900. Items Required by Lender to Be Paid in Advance		
901. Interest from		
902. Mortgage insurance premium for		
903. Hazard insurance premium for		
904.		
905.		
1000. Reserves Deposited with Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1006.		
1007.		
1008.		
1009.		
1100. Title Charges		
1101. Settlement or closing fee		
1102. Abstract or title search 10 Titles to Phyllis Ament	$1,800.00	
1103. Title examination to Residential Title & Escrow Company	$600.00	
1104. Title insurance binder to Residential Title & Escrow Company	$250.00	
1105. Document preparation to Residential Title & Escrow Company	$150.00	
1106. Notary fees		
1107. Attorney's fees to		
Includes above item numbers:		
1108. Title insurance to Residential Title & Escrow Company	$618.00	
Includes above item numbers:		
1109. Lender's coverage		
1110. Owner's coverage $120,000.00 $618.00		
1111. Photo copies to Clerk of the Court	$214.00	
1112. Wire Fee to Residential Title & Escrow Company	$40.00	
1113. Courier charge to UPS	$75.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees:	$60.00	
1202. City/county tax/stamps: Deed $1,800.00	$1,800.00	
1203. State tax/stamps: Deed $600.00	$600.00	
1204. Recordation Tax to Director of Finance	$1,200.00	
1205. Record Partial Assignment and Assumption of LDA to Clerk of the Court	$60.00	
1206.		
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest inspection		
1303. 24/25 Tax Equivalencies (10) Properties to Director of Finance	$1,303.58	
1304.		
1305.		
1306.		
1307.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	$8,770.58	$0.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

CERTIFICATION:
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 HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

Baltimore Excel S1 LLC,
a Delaware limited liability company

by: ______________________
Name: Eyal Guigui
Title: Member

Mayor and City Council of Baltimore

by: ______________________
Name:
Title:

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

____
Howard Perlow

8-19-2024
____
Date

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.