



A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File No. 21-2460	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: Baze Rental Properties, L.L.C. 1801 Heathfield Road Baltimore, MD 21239	E. Name & Address of Seller: All Victory, LLC 8606 Preston Street New Carrollton, MD 20784	F. Name & Address of Lender: West Star Holdings, LLC
G. Property Location: 2200 Walbrook Avenue Baltimore, MD 21216	H. Settlement Agent: Salazar Law. P.C. Place of Settlement: 600 Reisterstown Rd. 306 Pikesville, MD 21208	I. Settlement Date: 07/19/2021 Funding Date: 07/19/2021 Disbursement Date: 07/19/2021

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$80,850.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$7,105.75
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$87,955.75
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	\$12,500.00
202. Principal amount of new loan(s)	\$15,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes 07/01/2021 to 07/19/2021	\$46.62
211. County Taxes	
212. Assessments	
213. Water 06/27/2021 to 07/19/2021	\$28.20
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$27,574.82
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$87,955.75
302. Less amounts paid by/for borrower (line 220)	\$27,574.82
303. Cash ☒ From ☐ To Borrower	\$60,380.93

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$80,850.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$80,850.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$3,592.00
503. Existing loan(s) taken subject to	
504. Payoff to Block M Investments, LLC	\$20,446.95
505. Payoff of Second Mortgage	
506.	
507. Earnest deposit retained	\$7,350.00
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes 07/01/2021 to 07/19/2021	\$46.62
511. County Taxes	
512. Assessments	
513. Water 06/27/2021 to 07/19/2021	\$28.20
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$31,463.77
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$80,850.00
602. Less reductions in amounts due seller (line 520)	\$31,463.77
603. Cash ☒ To ☐ From Seller	\$49,386.23

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. \$7,350.00 to Ashland Auctions			
702. \$			
703. Commission paid at settlement			
704. Earnest deposit retained: \$7,350.00			
800. Items Payable in Connection with Loan			
801. Our origination charge \$1,695.00	(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)	\$1,695.00	
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 07/19/2021 to 08/01/2021 @ \$5.00 /day	(from GFE #10)	\$65.00	
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)	\$925.00	
1102. Settlement or closing fee to Salazar Law. P.C.			
1103. Owner's title insurance to The Security Title Guarantee Corporation of Baltimore	(from GFE #5)	\$384.75	
1104. Lender's title insurance to The Security Title Guarantee Corporation of Baltimore			
1105. Lender's title policy limit \$15,000.00			
1106. Owner's title policy limit \$80,850.00			
1107. Agent's portion of the total title insurance premium to Salazar Law. P.C. \$447.80			
1108. Underwriter's portion of the total title insurance premium to The Security Title Guarantee Corporation of Baltimore \$111.95			
1109. Courier Fee to Salazar Law. P.C.		\$30.00	
1110. Recording to M. Salazar		\$40.00	
1111. Judgement Reports to Salazar Law. P.C.		\$45.00	
1112. Lien certificate to Salazar Law. P.C.		\$110.00	
1113. Title Report to H. Klein		\$190.00	
1114. Document Preparation to Salazar Law. P.C.		\$35.00	
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	\$175.00	
1202. Deed \$60.00 Mortgage \$115.00 Release \$50.00 to Circuit Court of Baltimore City			\$50.00
1203. Transfer taxes	(from GFE #8)	\$1,617.00	
1204. City/County tax/stamps Deed \$1,212.75 Mortgage \$ to Director of Finance			
1205. State tax/stamps Deed \$404.25 Mortgage \$ to Circuit Court for Baltimore City			
1206. Recordation Tax Deed \$810.00 to Director of Finance		\$810.00	
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. Open Water to Director of Finance			\$1,433.00
1303. Property Taxes 21/22 to Director of Finance		\$944.00	
1304. July Water to Director of Finance		\$40.00	
1305. Environmental Citations to Director of Finance			\$1,850.00
1306. Property Registration to Director of Finance			\$60.00
1307. Marketing Fee to Ashland Auctions			\$199.00
1308.			
1309.			
1310.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$7,105.75	\$3,592.00

Baze Rental Properties, L.L.C.

Date

All Victory, LLC

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