A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No 2502-0265

B. Type of Loan

1. [ ] FHA 2. [ ] RHS 3. [ ] Conv. Unins. 4. [ ] VA 5. [ ] Conv Ins.	6. File No. 6077-26LLC-MD	7. Loan No. 207646	8. Mortgage Insurance Case No.

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: **LC Split Holdings LLC 2800 Dares Beach Road Prince Frederick, MD 20678**	E. Name & Address of Seller: **Shayla D. Hamlin, Trustee of Shayla D Hamlin Revocable Trust dated December 21, 2023 8405 Chevy Chase Lake Terrace 905 Chevy Chase, MD 20815**	F. Name & Address of Lender: **Archwest Funding, LLC a Delaware limited liability company 18400 Von Karman Avenue Suite 500 Irvine, CA 92612**
G. Property Location: **1775 Homestead Street Baltimore, MD 21218**	H. Settlement Agent: **CLOSED LLC** Place of Settlement: **699 North Federal Highway Ste 350 Fort Lauderdale, FL 33304**	I. Settlement Date: **05/15/2026** Funding Date: **05/18/2026** Disbursement Date: **05/18/2026**

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	$235,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	$22,797.90
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	**$257,797.90**
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	$2,000.00
202. Principal amount of new loan(s)	$186,140.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes 01/01/2026 to 05/15/2026	$433.19
211. County Taxes	
212. Assessments	
213. Seller Credit to Buyer	$9,400.00
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	**$197,973.19**
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$257,797.90
302. Less amounts paid by/for borrower (line 220)	$197,973.19
303. Cash [X] From [ ] To Borrower	$59,824.71

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$235,000.00
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	**$235,000.00**
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	$60,517.50
503. Existing loan(s) taken subject to	
504. Payoff to New American Funding	$69,595.28
505. Payoff of Second Mortgage Loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes 01/01/2026 to 05/15/2026	$433.19
511. County Taxes	
512. Assessments	
513. Seller Credit to Buyer	$9,400.00
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	**$139,945.97**
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$235,000.00
602. Less reductions in amounts due seller (line 520)	$139,945.97
603. Cash [X] To [ ] From Seller	$95,054.03

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. $11,750.00 to Above & Beyond Investment Group, LLC		
702. $ to PLACEHOLDER AGENT		
703. Commission paid at settlement		$11,750.00
704.		
800. Items Payable in Connection with Loan		
801. Our origination charge		
802. Your credit or charge (points) for the specific interest rate chosen		
803. Appraisal fee		
804. Credit report		
805. Tax service		
806. Flood certification		
807. Processing Fee to Archwest Funding, LLC a Delaware limited liability company	$3,190.00	
808. Valuation Risk Review to Archwest Funding, LLC a Delaware limited liability company	$105.00	
809. Flood Search to Archwest Funding, LLC a Delaware limited liability company	$13.00	
810. Broker Points to Pimlico Refinance, LLC	$3,722.80	
811. Broker Document Fees to Pimlico Refinance, LLC	$300.00	
812. Redraw Fee to Archwest Funding, LLC a Delaware limited liability company	$250.00	
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 05/18/2026 to 06/01/2026		
902. Mortgage insurance premium		
903. Homeowner's insurance to Steadily Insurance Agency, Inc.	$1,914.77	
904. Daily Interest Charges to 05/18/2026 to 06/01/2026 @ 34.90 a day to Archwest Funding LLC	$488.60	
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account	$1,856.88	
1002. Homeowner's insurance: 3 months @ $159.56 per month $478.68		
1003. Mortgage insurance		
1004. Property taxes: 12 months @ $114.85 per month $1,378.20		
1005.		
1006.		
1007. Aggregate Adjustment $0.00		
1100. Title Charges		
1101. Settlement or closing fee to CLOSED LLC	$3,000.00	
1102. Owner's title insurance to Westcor Land Title Insurance Company	$1,271.35	
1103. Lender's title insurance to Westcor Land Title Insurance Company	$200.00	
1104. Lender's title policy limit $232,675.00		
1105. Owner's title policy limit $235,000.00		
1106. Title - Title Search Fee to Westcor Land Title Insurance Company	$275.00	
1107. Deed Preparation Fee to National Deed Network	$70.00	
1108. Title- Secure Digital Platform Fee to CLOSED LLC	$99.00	
1109. Lender's ALTA 8.1 Endorsement - $0.00 to Westcor Land Title Insurance Company		
1110. Lender's ALTA 9-06 Endorsement - $0.00 to Westcor Land Title Insurance Company		
1111. Lender's ALTA 22-06 Endorsement - $0.00 to Westcor Land Title Insurance Company		
1112. Lender's ALTA 27 Endorsement - $0.00 to Westcor Land Title Insurance Company		
1113. Tax Search to United Tax Services, LLC	$29.00	
1114. Title - Municipal Lien Search to Skyline Title Support (fka Skyline Lien Search, Inc.)	$95.00	
1115. CPL (Lender) to Westcor Land Title Insurance Company	$55.00	
1116. Title - Fedex Fee to CLOSED LLC	$100.00	
1117. Mobile Notary Fee to Title Processing Center	$350.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed $60.00 Mortgage $115.00 Release $ to Circuit Court for Baltimore City	$115.00	$60.00
1202. City/County tax/stamps Deed $3,525.00 Mortgage $0.00 to Director of Finance	$1,762.50	$1,762.50
1203. State tax/stamps Deed $1,175.00 Mortgage $0.00 to Circuit Court for Baltimore City	$587.50	$587.50
1204. E-recording fee to Simplifile	$15.00	$15.00
1205. Recordation Tax - City (Deed) to Director of Finance	$1,292.50	$1,292.50
1206. Recording Fee to Steve Shaffer	$50.00	$50.00
1207.		
1300. Additional Settlement Charges		
1301.		
1302.		
1303.		
1304. Escrow Holdback to CLOSED LLC		$45,000.00
1305. TC Fee to Subject to TC LLC	$1,590.00	
1306.		
1307.		
1308.		
1309.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	$22,797.90	$60,517.50

See signature addendum

Signature Addendum

LC Split Holdings LLC, a Maryland Limited Liability Company
By: 5/15/26
Shea Capri Crump, Member Date
By: 5/15/26
Robert Lee Crump, III, Member Date

Shayla D Hamlin Revocable Trust dated December 21, 2023
By:
Shayla D. Hamlin, Trustee 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

Brigette Santiago 05/15/2026
Settlement Agent Date

Signature Addendum

LC Split Holdings LLC, a Maryland Limited Liability Company
By:

Shea Capril Crump, Member — Date

By:

Robert Lee Crump, III, Member — Date

Shayla D Hamlin Revocable Trust dated December 21, 2023
By: Shayla D. Hamlin 05/16/2026

Shayla D. Hamlin, Trustee — 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

Brigette Santiago 05/16/2026

Settlement Agent — Date