

**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. ☐ FHA	2. ☐ RLS	3. ☐ Conv. Unins.	6. File No. 25-3456-MD	7. Loan No. 202501164	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: ALPHA HOLDING V, LLC 130 Hampshire Road Essex, MD 21221	E. Name & Address of Seller: MASON PROPERTIES, INC. 8429 Bay Road Pasadena, MD 21122	F. Name & Address of Lender: RE Investment Loans LLC, a Delaware limited liability company 6400 S Fiddlers Green Circle Ste 300 Greenwood Village, CO 80111
G. Property Location: 106-108 South Haven Street Baltimore, MD 21224	H. Settlement Agent: Eastern Title & Settlement Place of Settlement: 16 East Lombard Street 4th Floor Baltimore, MD 21202	I. Settlement Date: 06/20/2025 Funding Date: 06/20/2025 Disbursement Date: 06/20/2025

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$306,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$63,302.80
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes 06/20/2025 to 06/30/2025	\$133.69
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$369,436.49
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	
202. Principal amount of new loan(s)	\$268,800.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207. Buyer Credit	\$15,000.00
208. Security Deposit	\$1,200.00
209. Seller Credit	\$6,000.00
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$291,000.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$369,436.49
302. Less amounts paid by/for borrower (line 220)	\$291,000.00
303. Cash ☒ From ☐ To Borrower	\$78,436.49

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$306,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes 06/20/2025 to 06/30/2025	\$133.69
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$306,133.69
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$11,195.00
503. Existing loan(s) taken subject to	
504. Payoff to Lakewood Commercial Funding	\$189,932.04
505. Payoff of Second Mortgage Loan	
506.	
507.	
508. Security Deposit	\$1,200.00
509. Seller Credit	\$6,000.00
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$208,327.04
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$306,133.69
602. Less reductions in amounts due seller (line 520)	\$208,327.04
603. Cash ☒ To ☐ From Seller	\$97,806.65

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. \$10,000.00 to Sure Group of Berkshire Hathaway			
702. \$			
703. Commission paid at settlement			\$10,000.00
704.			
800. Items Payable In Connection with Loan			
801. Our origination charge \$5,376.00	(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)	\$5,376.00	
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. Legal Doc Fees to RE Investment Loans LLC, a Delaware limited liability company		\$500.00	
809. Underwriting Fee to RE Investment Loans LLC, a Delaware limited liability company		\$1,495.00	
810. Flood Certification Fee to RE Investment Loans LLC, a Delaware limited liability company		\$16.00	
811. CDAs to RE Investment Loans LLC, a Delaware limited liability company		\$90.00	
812. Wire Fee to RE Investment Loans LLC, a Delaware limited liability company		\$50.00	
813. Recording Fee to RE Investment Loans LLC, a Delaware limited liability company		\$50.00	
900. Items Required by Lender to be Paid In Advance			
901. Daily interest charges from 06/20/2025 to 07/01/2025	(from GFE #10)	\$636.57	
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's insurance to Safeco	(from GFE #11)	\$2,829.00	
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)	\$2,970.63	
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)	\$330.00	
1102. Settlement or closing fee			
1103. Owner's title insurance to Old Republic National Title Insurance Company	(from GFE #5)	\$1,745.60	
1104. Lender's title insurance to Old Republic National Title Insurance Company \$275.00			
1105. Lender's title policy limit \$268,800.00			
1106. Owner's title policy limit \$336,000.00			
1107. Agent's portion of the total title insurance premium to Eastern Title & Settlement \$1,717.51			
1108. Underwriter's portion of the total title insurance premium to Old Republic National Title Insurance Company \$303.09			
1109. Title Exam Fee to CSMB LLC dba Eastern Title and Settlement		\$295.00	
1110. Doc Preparation Fee to CSMB LLC dba Eastern Title and Settlement		\$245.00	
1111. FedEx / Wire / eDocs/ Qualia Tech to CSMB LLC dba Eastern Title and Settlement		\$129.00	
1112. Title - Settlement Fee to CSMB LLC dba Eastern Title and Settlement		\$495.00	
1113.			
1114. Title Search / Abstract to CSMB LLC dba Eastern Title and Settlement / ETS		\$225.00	
1115. CPL (Lender) to Old Republic National Title Insurance Company \$55.00			
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 for Baltimore City			\$50.00
1203. Transfer taxes	(from GFE #8)	\$6,720.00	
1204. City/County tax/stamps Deed \$5,040.00 Mortgage \$ to Director of Finance			
1205. State tax/stamps Deed \$1,680.00 Mortgage \$ to Circuit Court for Baltimore City			
1206. Recordation Tax - City (Deed) to Director of Finance		\$3,360.00	
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. Water/Violation/Recording/Misc escrow to HOLD Seller			\$500.00
1303. Property taxes 25/26 ESTIMATE to BUYER TAX ESCROW HOLD		\$5,000.00	
1304. Per Agreement to Knight Ventures LLC		\$30,000.00	
1305. Water due to Director of Finance			
1306.			
1307. Water/Violation/Recording/Misc escrow to Hold Buyer		\$150.00	
1308. Reimburse Lien Cert to CSMB LLC dba Eastern Title and Settlement		\$120.00	
1309. eRecording/Walk-thru to eRec/MP Recordings		\$75.00	
1310. Outside closing fee to CSMB LLC / Superlative		\$225.00	\$150.00
1311. Listing agent admin fee to Sure Group of Berkshire Hathaway			\$495.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$63,302.80	\$11,195.00

See signature addendum

ALPHA HOLDING V, LLC, a Maryland Limited Liability Company

MASON PROPERTIES, INC., a Maryland Corporation

By: [Signature] member 6/20/25
Henry Velasquez, Member Date
By: [Signature] member 6/20/25
Deysi Velasquez, Member Date

By: _____
Kimberly Carroll, President 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

6.20.25

Rachel Carter
Settlement Agent Date

Signature Addendum

MASON PROPERTIES, INC., a Maryland Corporation

By Kimberly Carroll 6/13/25
Kimberly Carroll, President 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

Rachell Carter 6.13.25
Settlement Agent Date