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. 25-6114	7. Loan No.	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: **2631 Greenmount Ave, LLC** **732 South Ann Street** **Baltimore, MD 21231**	E. Name & Address of Seller: **Suah Lee and Hyung M. Lee** **1211 Dahlia Court** **Bel Air, MD 21014**	F. Name & Address of Lender:
G. Property Location: **443 East 25th Street, Baltimore, MD 21218** **445 East 25th Street, Baltimore, MD 21218**	H. Settlement Agent: **Cotton Duck Title Company** Place of Settlement: **921 West 36th Street Baltimore, MD 21211**	I. Settlement Date: **07/14/2025** Funding Date: **07/14/2025** Disbursement Date: **07/14/2025**

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	$190,800.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	$13,249.34
104. Contract Interest 5/14-07/14	$3,388.10
105. 44 days at $56.46 and 17 days at $53.17	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109. 2024-25 RPT 5/14-06/30 (443 E 25th)	$185.33
110. 2024-25 RPT 5/14-06/30 (445 E 25th)	$509.59
111. (443) 2024-25 Special Benefit Tax 5/14-06/30	$9.81
112. (445) 2024-25 Special Benefit Tax 5/14-06/30	$26.99
120. Gross Amount Due from Borrower	**$208,169.16**
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	$29,080.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215. FYI: VIOLATION (445) 0188217	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	**$29,080.00**
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$208,169.16
302. Less amounts paid by/for borrower (line 220)	$29,080.00
303. Cash ☒ From ☐ To Borrower	$179,089.16

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$190,800.00
402. Personal property	
403.	
404. Contract Interest 5/14-07/14	$3,388.10
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409. 2024-25 RPT 5/14-06/30 (443 E 25th)	$185.33
410. 2024-25 RPT 5/14-06/30 (445 E 25th)	$509.59
411. (443) 2024-25 Special Benefit Tax 5/14-06/30	$9.81
412. (445) 2024-25 Special Benefit Tax 5/14-06/30	$26.99
420. Gross Amount Due to Seller	**$194,919.82**
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	$14,643.69
503. Existing loan(s) taken subject to	
504. Payoff to WSFS BANK	$22,698.72
505. Payoff of Second Mortgage Loan	
506. Direct Mail, Internet Advertising, Signs & Flyers	$306.64
507. Facebook Advertising	$100.00
508.	
509. Ground Rent	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515. FYI: VIOLATION (445) 0188217	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	**$37,749.05**
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$194,919.82
602. Less reductions in amounts due seller (line 520)	$37,749.05
603. Cash ☒ To ☐ From Seller	$157,170.77

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. $6,480.00 to A.J. Billig and Co. Auctioneers		
702. $		
703. Commission paid at settlement		$6,480.00
704. Sellers Referral Fee		$4,320.00
705.		
706. Buyer Realtor Flat Fee		
707. Seller Realtor Flat Fee		
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		
808. Underwriting Fee		
809.		
810.		
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 07/14/2025 to 08/01/2025		
902. Mortgage insurance premium		
903. Homeowner's insurance		
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment $0.00		
1100. Title Charges		
1101. Settlement or closing fee to Cotton Duck Title Company (WAIVED $100)	$300.00	
1102. Owner's title insurance to Old Republic National Title Insurance Company		
1103. Lender's title insurance to Old Republic National Title Insurance Company		
1104. Lender's title policy limit $		
1105. Owner's title policy limit $		
1106. Title Search by Attorney (2 Lots WAIVED $100) to Harvey & Harvey Attys at Law	$300.00	
1107. Title Exam by Attorney (2 Lots WAIVED $100) to Harvey & Harvey Attys at Law	$300.00	
1108. Judgment Reports to Property Insight/H&H-$15/name	$30.00	
1109. Recording-Processing & Walk Through to Recordings R Us/CDTC	$100.00	
1110. Lien Certificate(s) to Director of Finance/CDTC	$240.00	
1111. Secure Mortgage Payoff/Tracking/Release to Cotton Duck Title Company		$195.00
1112. Title Insurance Binder to Cotton Duck Title Company	$50.00	
1113. Technology Fee to Cotton Duck Title Company	$125.00	
1114. Overnight Delivery to FedEx/CDTC-$30 or $50 each		
1115. Wire Processing Fee to Cotton Duck Title Company $25 each		$25.00
1116. Water Escrow – Buyer to Water Escrow (Buyer)	$200.00	
1117. OPEN Water Read 7/21/2018 (443 E 25th) to Director of Finance (H2O)		$7.20
1118. OPEN Water Read 06/25/2025 (445 E 25th) to Director of Finance (H2O)	$63.99	
1119. OPEN WATER Read 6/25/25 (447 E 25th) to Director of Finance (H2O)	$69.35	$3,116.49
1120. 2025-26 Real Property Tax (443) to Director of Finance (RPT)	$1,416.00	
1121. 2025-26 Special Benefit Tax (443) to Director of Finance (SpBen)	$100.00	
1122. 2025-26 Real Property Tax (445) to Director of Finance (RPT)	$3,894.00	
1123. 2025-26 Special Benefit Tax (445) to Director of Finance (SpBen)	$275.00	
1124. Recording Escrow to Recording Escrow (Seller)		$500.00
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed $60.00 Mortgage $ Release $ to Circuit Court for Baltimore City	$60.00	
1202. City/County tax/stamps Deed $2,862.00 Mortgage $ to Director of Finance (CTT)	$2,862.00	
1203. State tax/stamps Deed $954.00 Mortgage $ to Circuit Court for Baltimore City	$954.00	
1204. Recordation Tax - City (Deed) to Director of Finance (SRT)	$1,910.00	
1205.		
1206.		
1300. Additional Settlement Charges		
1301.		
1302.		
1303.		
1304.		
1305.		
1306.		
1307.		
1308.		
1309.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	$13,249.34	$14,643.69

See signature addendum

Signature Addendum

2631 Greenmount Ave, LLC, a Maryland Limited Liability Company
By:

7/14/25

Olivier Caillabet, Member Date

7/14/25

Suah Lee Date

7/14/25

Hyung M. Lee 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

7/14/2025

Settlement Agent Date