Previous editions are obsolete

form HUD-1 (3/86) ref Handbook 4305.2

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.	6. File Number 22-02-45	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 "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. 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.

TitleExpress Settlement System
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D. NAME OF BORROWER:	PBIH II LLC
ADDRESS:	
E. NAME OF SELLER:	Housing Authority of Baltimore City
ADDRESS:	417 E. Fayette Street, Baltimore, MD 21202
F. NAME OF LENDER:	
ADDRESS:	
G. PROPERTY ADDRESS:	636 N CARROLLTON AVENUE, Baltimore, MD 21217
H. SETTLEMENT AGENT:	Golden Trust Title & Escrow, LLC
PLACE OF SETTLEMENT:	114 West Mulberry Street, Baltimore, MD 21202
I. SETTLEMENT DATE:	05/03/2022

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	25,000.00	401. Contract sales price	25,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	3,103.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	28,103.00	420. GROSS AMOUNT DUE TO SELLER	25,000.00
200. AMOUNTS PAID BY OR ON 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 loans		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
205.		505.	
206.		506. Water	262.79
		Director of Finance	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER		520. TOTAL REDUCTION AMOUNT DUE SELLER	262.79
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	28,103.00	601. Gross amount due to seller (line 420)	25,000.00
302. Less amounts paid by/for borrower (line 220)		602. Less reduction amount due seller (line 520)	262.79
303. CASH FROM BORROWER	28,103.00	603. CASH TO SELLER	24,737.21

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein 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. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

SELLER INSTRUCTIONS: 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 by law to provide the settlement agent (Fed. Tax ID No: ________________) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: ____________________ / ____________________ SELLER(S) SIGNATURE(S): ______________________________ / ______________________________

SELLER(S) NEW MAILING ADDRESS: ____

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

File Number: 22-02-45

SETTLEMENT STATEMENT

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L. SETTLEMENT CHARGES	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price $25,000.00 @ 0.000 =		
Division of commission (line 700) as follows:		
701. $ to		
702. $ to		
703. Commission paid at Settlement		
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.		
807.		
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @$ /day		
902. Mortgage Insurance Premium for to		
903. Hazard Insurance Premium for to		
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER FOR		
1001. Hazard Insurance mo. @ $ /mo		
1002. Mortgage Insurance mo. @ $ /mo		
1003. City Property Taxes mo. @ $ /mo		
1004. County Property Taxes mo. @ $ /mo		
1005. Annual Assessments mo. @ $ /mo		
1009. Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES		
1101. Settlement or closing fee to Golden Trust Title & Escrow, LLC	295.00	
1102. Abstract or title search to DKJ, Inc	190.00	
1103. Title examination to Golden Trust Title & Escrow, LLC	495.00	
1104. Title insurance binder		
1105. Document Preparation to Golden Trust Title & Escrow, LLC	295.00	
1106. Notary Fees		
1107. Attorney's fees		
(includes above items No:)		
1108. Title Insurance to Fidelity National Title Insurance Co./ GT	300.00	
(includes above items No:)		
1109. Lender's Policy		
1110. Owner's Policy 25,000.00 - 300.00		
1111. Lien Certificate to Director of Finance	55.00	
1112.		
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees Deed $ 60.00 ; Mortgage $; Release $ 50.00	110.00	
1202. State Recordation Tax Deed $ 250.00 ; Mortgage $	250.00	
1203. State Transfer Tax Deed $ 125.00 ; Mortgage $	125.00	
1204. City Transfer Tax Deed $ 375.00 ; Mortgage $	375.00	
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey		
1302. Pest Inspection		
1303. Walk Through Recording to Golden Trust Title & Escrow, LLC	75.00	
1304. Wire Fee to Sandy Spring/GT	28.00	
1305. Real Property Tax Escrow	500.00	
1306. Assignment Fee to Parity Baltimore Incorporated	10.00	
1307.		
1308.		
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	3,103.00	

HUD CERTIFICATION OF BUYER AND SELLER

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 the HUD-1 Settlement Statement.

PBIH II LLC

Bree Jones

DIGITALLY SIGNED

05/07/2022 10:02 AM EDT

By: Bree Jones

Housing Authority of Baltimore City

By: Janet Abrahams, President/CEO

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.

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.