OMB Approval No 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan

1. [ ] FHA 2. [ ] RHS 3. [ ] Conv. Unins.
4. [ ] VA 5. [ ] Conv Ins.

6. File No. **2021-159**

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:
Parity, LLC, a Maryland Limited Liability Company
1014 West 36th Street
Baltimore, MD 21211

E. Name & Address of Seller:
One House at a Time, Inc.
3553 Chestnut Avenue
Baltimore, MD 21211

F. Name & Address of Lender:
Wellspring Carolina Investments
2133 Garden View Lane
Weddington, NC 28104

G. Property Location:
521 North Pulaski Street
Baltimore, MD 21223

H. Settlement Agent:
Land Closings, LLC

Place of Settlement:
711 St. Paul Street Baltimore, MD 21202

I. Settlement Date: **08/04/2021**
Funding Date: **08/04/2021**
Disbursement Date: **08/04/2021**

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	$6,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	$2,520.00
104. 2021-2022 Open R.E. Taxes	$180.08
105. Interest	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111. Interest 6/28/21-8/4/21	$24.33
112.	
120. Gross Amount Due from Borrower	$8,724.41
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	$3,000.00
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.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	$3,000.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$8,724.41
302. Less amounts paid by/for borrower (line 220)	$3,000.00
303. Cash [X] From [ ] To Borrower	$5,724.41

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$6,000.00
402. Personal property	
403.	
404.	
405. Interest	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411. Interest 6/28/21-8/4/21	$24.33
412.	
420. Gross Amount Due to Seller	$6,024.33
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	$3,000.00
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513. 3 yr back ground rent escrow	$270.00
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	$3,270.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$6,024.33
602. Less reductions in amounts due seller (line 520)	$3,270.00
603. Cash [X] To [ ] From Seller	$2,754.33

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

		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees			
Division of commission (line 700) as follows :			
701. $			
702. $			
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(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)		
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 08/04/2021 to 09/01/2021	(from GFE #10)		
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)	$1,805.00	
1102. Settlement or closing fee to Land Closings, LLC			
1103. Owner's title insurance to WFG National Title Insurance Company	(from GFE #5)	$360.00	
1104. Lender's title insurance to WFG National Title Insurance Company			
1105. Lender's title policy limit $			
1106. Owner's title policy limit $6,000.00			
1107. Agent's portion of the total title insurance premium to Land Closings, LLC $270.00			
1108. Underwriter's portion of the total title insurance premium to WFG National Title Insurance Company $90.00			
1109. Title Exam Fee to Land Closings, LLC $395.00			
1110. Title - Settlement Fee to Land Closings, LLC $250.00			
1111. Title Report to Mortiles $150.00			
1112. Document Preparation to Land Closings, LLC $500.00			
1113. Hand Recording to MP Recordings, LLC $50.00			
1114. Lien Certificate to Land Closings, LLC $110.00			
1115. Document Preparation (Note-DOT) /Wire/Courier to Land Closings, LLC $350.00			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	$175.00	
1202. Deed $60.00 Mortgage $115.00 Release $ to Circuit Court of Baltimore City			
1203. Transfer taxes	(from GFE #8)	$120.00	
1204. City/County tax/stamps Deed $90.00 Mortgage $ to Director of Finance			
1205. State tax/stamps Deed $30.00 Mortgage $ to Circuit Court for Baltimore City			
1206. Recordation Tax Deed $60.00 to Director of Finance		$60.00	
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302.			
1303.			
1304. 09/10 Open R.E. Taxes $263.22 to Director of Finance			
1305. 11/12 Open R.E. Taxes $229.86 to Director of Finance			
1306. 12/13 Open R.E. Taxes $224.46 to Director of Finance			
1307. 13/14 Open R.E. Taxes $195.00 to Director of Finance			
1308. 14/15 Open R.E. Taxes $178.44 to Director of Finance			
1309. 15/16 Open R.E. Taxes $209.45 to Director of Finance			
1310. 16/17 Open R.E. Taxes $221.63 to Director of Finance			
1311. 17/18 Open R.E. Taxes $226.36 to Director of Finance			
1312. 18/19 Open R.E. Taxes $223.46 to Director of Finance			
1313. 19/20 Open R.E. Taxes $202.02 to Director of Finance			
1314. 20/21 Open R.E. Taxes $184.58 to Director of Finance			
1315. Env Cit #52061504 $1,500.00 to Director of Finance			
1316. Metered Water Acct. # 11000363770 as of 03/02/21 $477.60 to Director of Finance			
1317. Misc. #5925367 $249.30 to Director of Finance			
1318. Misc. #6346787 $585.70 to Director of Finance			
1319. Misc. #6382451 $574.37 to Director of Finance			
1320. Misc. #6682975 $546.23 to Director of Finance			
1321. Misc. #6739882 $499.95 to Director of Finance			
1322. Misc. #6961684 $515.91 to Director of Finance			
1323. Misc. #6990444 $477.67 to Director of Finance			
1324. Misc. #7059363 $468.70 to Director of Finance			
1325. Misc. #7074065 $465.71 to Director of Finance			
1326. Misc. #7100654 $462.72 to Director of Finance			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		$2,520.00	

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	**HUD-1 Line Number**		
Our origination charge	#801		
Your credit or charge (points) for the specific interest rate chosen	#802		
Your adjusted origination charges	#803	$0.00	
Transfer taxes	#1203		$120.00

Charges That In Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	1201		$175.00
Total			$175.00
Increase between GFE and HUD-1 Charges			%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	1001		
Daily interest charges	901		
Homeowner's insurance	903		
Title services and lender's title insurance	1101		$1,805.00
Owner's title insurance	1103		$360.00

Loan Terms

Your initial loan amount is	
Your loan term is	5 yr.
Your initial interest rate is	
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	includes ☒ Principal ☒ Interest ☐ Mortgage Insurance
Can your interest rate rise?	☒ No, ☐ Yes, it can rise to a maximum of . The first change will be on and can change again every months after . Every change date, your interest rate can increase or decrease by . Over the life of the loan, your interest rate is guaranteed to never be lower than or higher than .
Even if you make payments on time, can your loan balance rise?	☒ No, ☐ Yes, it can rise to a maximum of
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	☒ No, ☐ Yes, the first increase can be on and the monthly amount owed can rise to . The maximum it can ever rise to is
Does your loan have a prepayment penalty?	☐ No, ☒ Yes, your maximum prepayment penalty is
Does your loan have a balloon payment?	☐ No, ☒ Yes, you have a balloon payment of due in years on
Total monthly amount owed including escrow account payments	☒ You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. ☐ You have an additional monthly escrow payment of that results in a total initial monthly amount owed of . This includes principal, interest, any mortgage insurance and any items checked below: ☐ Property taxes ☐ Homeowner's insurance ☐ Flood insurance ☐ ☐ ☐

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

See signature addendum

Signature Addendum

Parity Limited Liability Company LLC, a Limited Liability Company

By: Breeana Jones dotloop verified 08/17/21 1:19 PM EDT APVH-SLP6-PTQF-KJ6T 08/04/2021

Breeana Jones, Managing Member Date

One House at a Time, Inc., a Corporation

By:

Jane Seebold, Office Manager 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