

A. Settlement Statement

B. Type of Loan

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.

6. File Number: 55775-213057

7. Loan Number

8. Mortgage Insurance Case Number

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265 (expires 11/30/2009)

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
Printed 12/27/2007 at 17:12 NPD

D. NAME OF BORROWER: Sky, Inc.
ADDRESS:

E. NAME OF SELLER: Pearline Berry
ADDRESS:

F. NAME OF LENDER: K Bank
ADDRESS:

G. PROPERTY ADDRESS: 3219 Phelps Lane, BALTIMORE, MD 21229

☐ Principal Residence ☐ Other Real Estate

H. SETTLEMENT AGENT: Nationwide Property Services, Inc., c/o
PLACE OF SETTLEMENT: Law Offices, Barry T. Canaras, 19 E. Fayette St., 4th Floor, Baltimore, MD 21202

I. SETTLEMENT DATE: 12/28/2007

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 75,000.00 401. Contract sales price 75,000.00

102. Personal Property 402. Personal Property

103. Settlement charges to borrower (line 1400) 10,462.52 403.

104. 404.

105. 405.

Adjustments for items paid by seller in advance

106. City/town taxes 12/28/07 to 06/30/08 908.61 406. City/town taxes 12/28/07 to 06/30/08 908.61

109. 409.

110. 410.

111. 411.

112. 412.

120. GROSS AMOUNT DUE FROM BORROWER 86,371.13

420. GROSS AMOUNT DUE TO SELLER 75,908.61

200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER

500. REDUCTIONS IN AMOUNT DUE TO SELLER

201. Deposit or earnest money 100.00 501. Excess Deposit (see instructions) 100.00

202. Principal amount of new loans 110,000.00 502. Settlement charges to seller (line 1400) 1,153.00

203. Existing loan(s) taken subject to 503. Existing loan(s) taken subject to

204. 504. Payoff of First Mortgage Loan

205. Seller Clsq. Cost Cred to Buyer 1,845.00 505. Seller Clsq. Cost Cred to Buyer 1,845.00

206. 506.

207. 507.

208. Water Adjust: 10/16 reading 70.99 508. Water Adjust: 10/16 reading 70.99

209. 509. Open Water: 10/16 reading 99.40

Director of Finance

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 112,015.99

520. TOTAL REDUCTION AMOUNT DUE SELLER 3,270.39

300. CASH AT SETTLEMENT FROM OR TO BORROWER

600. CASH AT SETTLEMENT TO OR FROM SELLER

301. Gross amount due from borrower (line 120) 86,371.13 601. Gross amount due to seller (line 420) 75,908.61

302. Less amounts paid by/for borrower (line 220) 112,015.99 602. Less reduction amount due seller (line 520) 3,270.39

303. CASH (FROM TO) BORROWER 25,644.86 603. CASH (FROM TO) SELLER 72,638.22

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.

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: 212-32-5791 SELLER(S) SIGNATURE(S):

SELLER(S) NEW MAILING ADDRESS: 8412 CARSON LANE BALTO MD 21244

SELLER(S) PHONE NUMBERS: (H) (W)

SETTLEMENT STATEMENT

File Number: 55775-213057

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L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKER'S COMMISSIC

sed on price \$75,000.00 @ 0.000 =

PAID FROM
BORROWER'S
FUNDS AT
SETTLEMENT

PAID FROM
SELLER'S
FUNDS AT
SETTLEMENT

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 % K Bank

(P.O.C.) 2,200.00 Buyer

802. Loan Discount %

803. Appraisal Fee to K Bank (2 props.)

600.00

804. Credit Report to K Bank

25.26

805. Lien Reports to K Bank

47.00

806. Flood Certs. to K Bank

50.00

807. Lender's Counsel: Out/Pockets to Law Offices, Barry T. Canaras

249.00

808. Lender's Counsel Fee to Law Offices, Barry T. Canaras

2,880.00

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 *1 yr. to Aaron A. Long, Inc. Agency*

1,693.86

904.

905.

1000. RESERVES DEPOSITED WITH LENDER FOR

1001. Hazard Insurance mo. @ \$ /mo

1002. Mortgage Insurance mo. @ \$ /mo

1003. City Property Tax 8 mo. @ \$ 137.05 /mo

1,208.40

1004. County Property Tax mo. @ \$ /mo

1005. Annual Assessments mo. @ \$ /mo

1009. Aggregate Analysis Adjustment

1100. TITLE CHARGES

1101. Settlement or closing fee to Nationwide Property Services, Inc.

525.00

1102. Abstract or title search to V. Capparelli

160.00

1103. P&J: 1649 E. Coldspring to Nationwide Property Services, Inc.

125.00

1104. Recording Services to Nationwide Property Services, Inc.

100.00

1105. Document Preparation

1106. Notary Fees

1107. Attorney's fees

(includes above items No:

1108. Title Insurance to FIDELITY NATIONAL TITLE CO. OF NEW YORK

350.00

(includes above items No:

1109. Lender's Policy 110,000.00 - 275.00

1110. Owner's Policy 75,000.00 - 75.00

1111.

1112. Title Ins., Loan to Stewart Title Guaranty/NPS

275.00

1113. Out-of-Pockets:Lien, J's, FedX to Nationwide Property Services, Inc.

134.00

1200. GOVERNMENT RECORDING AND TRANSFER CHARGES

1201. Recording Fees Deed \$ 40.00 ; Mortgage \$ 95.00 ; Release \$ 30.00

135.00

30.00

1202. State Recordation Tax Deed \$750.00 ; Mortgage \$

375.00

375.00

1203. State Transfer Tax Deed \$375.00 ; Mortgage \$

187.50

187.50

1204. City Transfer Tax Deed \$1,125.00 ; Mortgage \$

562.50

562.50

1205. Record: 2/DT's; 2 Ast/L&R to Clerk of the Circuit Court

270.00

1300. ADDITIONAL SETTLEMENT CHARGES

1301. Record: SDAT to SDAT

75.00

1302. Addl. Rec. Tax to Clerk of the Circuit Court

350.00

1303. Walk-thru Recording to Nationwide Property Services, Inc.

55.00

1304. Record Release: Wells Fargo

30.00

1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)

10,462.52

1,153.00

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 in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Sham...
Sky, Inc.

Deborah Beard
Deborah Beard