

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.	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
4. ☐ VA	5. ☐ Conv. Ins.		1121-59A		

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 OF BORROWER: Baltimore Excel 03 LLC, a Delaware LLC
By GNR Equities LLC, a Pennsylvania LLC and GNR Property Management, Inc., a Pennsylvania Corp., Members

ADDRESS OF BORROWER: 829 N. 29 Street, Philadelphia, PA 19130

E. NAME OF SELLER: James L. Pettyjohn (and Revolutionary Home Buyers LLC, Assignor)

ADDRESS OF SELLER: 1539 Merritt Blvd. #113, Dundalk, MD 21222

F. NAME OF LENDER:

ADDRESS OF LENDER:

G. PROPERTY LOCATION: 4323 Reisterstown Road, Baltimore, MD 21215

ID# 15-34-3305A-018

H. SETTLEMENT AGENT: COHEN & FORMAN, LLC
PH# (410) 837-0711
PLACE OF SETTLEMENT: 30 E. Padonia Road, Suite 500, Timonium, MD 21093

I. SETTLEMENT DATE: 12/28/2021 **Disbursement Date:** **Settlement Agent Tax ID#:** 52-1635678

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	49,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	3,055.00
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 12/28/2021 to 6/30/2022	251.35
107. County taxes to	
108. Assessments to	
109. to	
110. to	
111. to	
112. to	
120. Gross Amount Due from Borrower	52,306.35
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	3,000.00
202. Principal amount of new loans(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
209a.	
209b.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213. Ground Rent Adj 9/1/2021 to 12/28/2021	38.79
214. Water Adj 12/2/2021 to 12/28/2021	33.38
215. to	
216. to	
217. to	
218. to	
219. to	
220. Total Amounts Paid by or in Behalf of Borrower	3,072.17
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	52,306.35
302. Less amounts paid by/for borrower (line 220)	3,072.17
303. Cash ☒ From ☐ To Borrower	49,234.18

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	49,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 12/28/2021 to 6/30/2022	251.35
407. County taxes to	
408. Assessments to	
409. to	
410. to	
411. to	
412. to	
420. Gross Amount Due To Seller	49,251.35
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	120.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. 2021/22 Property Tax	507.97
507.	
508.	
509.	
509a.	
509b.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513. Ground Rent Adj 9/1/2021 to 12/28/2021	38.79
514. Water Adj 12/2/2021 to 12/28/2021	33.38
515. to	
516. to	
517. to	
518. to	
519. to	
520. Total Reductions in Amount Due Seller	700.14
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	49,251.35
602. Less reductions in amount due seller (line 520)	700.14
603. Cash ☒ To ☐ From Seller	48,551.21

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

PAGE 2

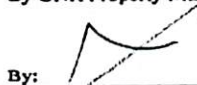
L. Settlement Charges				Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700. TOTAL SALES/BROKER'S COM. based on price	49,000.00 @	%=			
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703. Commission paid at Settlement					
704.	to				
800. Items Payable in Connection With Loan					
801. Loan Origination Fee	% to				
802. Loan Discount	% to				
803. Appraisal Fee	to				
804. Credit Report	to				
805. Lender's Inspection Fee	to				
806. Mortgage Insurance Application Fee	to				
807.	to				
808.	to				
809.	to				
810.	to				
811.	to				
812.	to				
813.	to				
814.	to				
815.	to				
900. Items Required By Lender To Be Paid In Advance					
901. Interest from	12/28/2021 to 1/1/2022 @	/day			
902. Mortgage Insurance Premium for	months to				
903. Homeowner's Insurance for	years to				
904.	years to				
905.	years to				
1000. Reserves Deposited With Lender					
1001. Hazard insurance	months@	per month			
1002. Mortgage insurance	months@	per month			
1003. City property taxes	months@	per month			
1004. County property taxes	months@	per month			
1005. Annual assessments	months@	per month			
1006.	months@	per month			
1007.	months@	per month			
1008.	months@	per month			
1009.	months@	per month			
1100. Title Charges					
1101. Settlement or closing fee	to COHEN & FORMAN, LLC		200.00		
1102. Abstract or title search	to COHEN & FORMAN, LLC		175.00		
1103. Title examination	to COHEN & FORMAN, LLC		175.00		
1104. Title insurance binder	to COHEN & FORMAN, LLC		25.00		
1105. Document preparation	to COHEN & FORMAN, LLC		300.00		
1106. Notary fees	to Geoffrey L. Forman		10.00		
1107. Attorney's fees	to				
(includes above items numbers:					
1108. Title insurance	to Commonwealth Land Title Insurance Company		300.00		
(includes above items numbers:					
1109. Lender's coverage: Risk Premium	INS AMT:				
1110. Owner's coverage: Risk Premium	300.00 INS AMT:	49,000.00			
1110a					
1111. Lien Certificate	to Cohen and Forman, LLC		55.00		
1112. Judgment Reports	to Cohen and Forman, LLC		30.00		
1113. Photocopy Expense	to Cohen and Forman, LLC		30.00		
1200. Government Recording and Transfer Charges					
1201. Recording Fees: Deed \$60.00;			60.00		
1202. City/county tax/stamps: Deed \$735.00;			735.00		
1203. State tax/stamps: Recordation Tax \$490.00;			490.00		
1204. State Transfer Tax to Clerk of Court			245.00		
1205.	to				
1300. Additional Settlement Charges					
1301. Hand Recording Fee	to Cohen and Forman, LLC		75.00		
1302. Past Due Ground Rent	to Earle P. Hurley			120.00	
1303. Water Escrow	to Cohen and Forman, LLC		150.00		
1304.	to				
1305.	to				
1306.	to				
1307.	to				
1308.	to				
1309.	to				
1400. Total Settlement Charges	(enter on lines 103, Section J and 502, Section K)		3,055.00		120.00

HUD-1 Settlement Statement Signature Page

Certification

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.

Baltimore Excel 03 LLC, a Delaware LLC
By GNR Property Management, Inc., Member

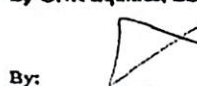
By: 
Eyal Gulgi, President

Buyer


James L. Pettyjohn

Seller

Baltimore Excel 03 LLC, a Delaware LLC
By GNR Equities, LLC, Member

By: 
Eyal Gulgi, Manager

Buyer

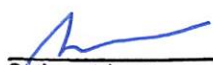
By: 
Baruch Caplan, Member

Assignor

By: 
Samuel Gallahan, Member

Assignor

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.
COHEN & FORMAN, LLC


Settlement Agent

12/28/2021
Date

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.

File #:
1121-39A

Loan #:

Mortgage Ins. Case #: