

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

FINAL

B. Type of Loan

1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv. Unins.	6. File Number 21-P-463	7. Loan Number	8. Mortgage Insurance Case Number
4. ☐ VA	5. ☐ Conv. Ins.				
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 12/15/2021 at 17:44 WAM
D. NAME OF BORROWER: Baltimore Excel 03 LLC					
ADDRESS: 829 N. 29th Street, #5, Philadelphia, PA 19130					
E. NAME OF SELLER: 2740 Mosher LLC					
ADDRESS: 4534 47th Street NW, Washington, DC 20016					
F. NAME OF LENDER:					
ADDRESS:					
G. PROPERTY ADDRESS: 2740 Mosher Street, Baltimore, MD 21216					
H. SETTLEMENT AGENT: Dulaney Title & Escrow, LLC					
PLACE OF SETTLEMENT: 515 East Joppa Road, Suite 202, Towson, MD 21286					
I. SETTLEMENT DATE: 12/16/2021					
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	55,500.00		401. Contract sales price	55,500.00	
102. Personal Property			402. Personal Property		
103. Settlement charges to borrower (line 1400)	3,195.00		403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes 12/16/21 to 06/30/22	38.21		406. City/town taxes 12/16/21 to 06/30/22	38.21	
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER	58,733.21		420. GROSS AMOUNT DUE TO SELLER	55,538.21	
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT DUE TO SELLER		
201. Deposit or earnest money	1,500.00		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. Credit to buyer	1,500.00		505.		
Deals MD, LLC					
206.			506. metered water escrow	25.00	
			dof		
207.			507. Property Registration	140.80	
			director of finance		
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	3,000.00		520. TOTAL REDUCTION AMOUNT DUE SELLER	165.80	
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120)	58,733.21		601. Gross amount due to seller (line 420)	55,538.21	
302. Less amounts paid by/for borrower (line 220)	3,000.00		602. Less reduction amount due seller (line 520)	165.80	
303. CASH FROM BORROWER	55,733.21		603. CASH TO SELLER	55,372.41	

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 form 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: _____

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

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

File Number: 21-P-463

TitleExpress Settlement System Printed 12/15/2021 at 13:05 MJS

PAGE 2

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 \$55,500.00 =			
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. mortgage Doc Prep Fee	to Goddard & Associates, LLC	650.00	
807.			
808.			
809. funding fee	to Deals MD, LLC	233.27	
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. @ \$ 5.90 /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 Dulaney Title & Escrow, LLC	225.00	
1102. Abstract or title search	to Shawn Lynch	200.00	
1103. Title examination	to Dulaney Title & Escrow, LLC	175.00	
1104. Title Insurance binder	to Dulaney Title & Escrow, LLC	175.00	
1105. Document Preparation	to Dulaney Title & Escrow, LLC	275.00	
1106. Notary Fees			
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Chicago Title Insurance Company	300.00	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	55,500.00 - 300.00		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$		60.00	
1202. State Recordation Tax	Deed \$ 555.00 ; Mortgage \$	555.00	
1203. State Transfer Tax	Deed \$ 277.50 ; Mortgage \$	277.50	
1204. City Transfer Tax	Deed \$ 832.50 ; Mortgage \$	832.50	
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey			
1302. Pest Inspection			
1303. Release Procure Prep & Record	to Dulaney Title & Escrow, LLC		
1304. Walk through hand recording	to MCV, LLC and Andrew Miller	120.00	
1305. Lien Sheet / Judgement Report	to Director of Finance / DTE		
1306. Secure Document Archive	to Dulaney Title & Escrow, LLC		
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		4,078.27	

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. I agree to further adjustments in the event of errors or omissions and indemnify and hold harmless Settlement Agent against such error or omissions.

Baltimore Excel 03 LLC

By: Eyal Gogur, Authorized Agent

2740 Mosher LLC

By: Douglas Abbott, Authorized Agent

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.

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.

12-16-2021

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

File Number: 21-P-463

FINAL PAGE 2

TitleExpress Settlement System Printed 12/15/2021 at 17:44 WAM

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 \$55,500.00 =			
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. @ \$ 5.90 /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 Dulaney Title & Escrow, LLC	225.00	
1102. Abstract or title search	to Shawn Lynch	200.00	
1103. Title examination	to Dulaney Title & Escrow, LLC	175.00	
1104. Title insurance binder	to Dulaney Title & Escrow, LLC	175.00	
1105. Document Preparation	to Dulaney Title & Escrow, LLC	275.00	
1106. Notary Fees			
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Chicago Title Insurance Company	300.00	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	55,500.00 - 300.00		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$		60.00	
1202. State Recordation Tax	Deed \$ 555.00 ; Mortgage \$	555.00	
1203. State Transfer Tax	Deed \$ 277.50 ; Mortgage \$	277.50	
1204. City Transfer Tax	Deed \$ 832.50 ; Mortgage \$	832.50	
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey			
1302. Pest Inspection			
1303. Release Procure Prep & Record	to Dulaney Title & Escrow, LLC		
1304. Walk through hand recording	to MCV, LLC and Andrew Miller	120.00	
1305. Lien Sheet / Judgement Report	to Director of Finance / DTE		
1306. Secure Document Archive	to Dulaney Title & Escrow, LLC		
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		3,195.00	

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. I agree to further adjustments in the event of errors or omissions and indemnify and hold harmless Settlement Agent against such error or omissions.

Baltimore Local Title LLC

2700 Mosher LLC

By: Douglas Adams, Authorized Agent

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.

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.

12-16-2021

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

FINAL

B. Type of Loan

1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv. Unins.	6. File Number 21-P-463	7. Loan Number	8. Mortgage Insurance Case Number
4. ☐ VA	5. ☐ Conv. Ins.				

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 12/15/2021 at 17:44 WAM

D. NAME OF BORROWER:	Baltimore Excel 03 LLC
ADDRESS:	829 N. 29th Street, #5, Philadelphia, PA 19130
E. NAME OF SELLER:	2740 Mosher LLC
ADDRESS:	4534 47th Street NW, Washington, DC 20016
F. NAME OF LENDER:	
ADDRESS:	
G. PROPERTY ADDRESS:	2740 Mosher Street, Baltimore, MD 21216
H. SETTLEMENT AGENT:	Dulaney Title & Escrow, LLC
PLACE OF SETTLEMENT:	515 East Joppa Road, Suite 202, Towson, MD 21286
I. SETTLEMENT DATE:	12/16/2021

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	55,500.00	401. Contract sales price	55,500.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	3,195.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 12/16/21 to 06/30/22	38.21	406. City/town taxes 12/16/21 to 06/30/22	38.21
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	58,733.21	420. GROSS AMOUNT DUE TO SELLER	55,538.21
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	1,500.00	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. Credit to buyer	1,500.00	505.	
Deals MD, LLC		506. metered water escrow	25.00
206.		dof	
207.		507. Property Registration	140.80
		director of finance	
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	3,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	165.80
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	58,733.21	601. Gross amount due to seller (line 420)	55,538.21
302. Less amounts paid by/for borrower (line 220)	3,000.00	602. Less reduction amount due seller (line 520)	165.80
303. CASH FROM BORROWER	55,733.21	603. CASH TO SELLER	55,372.41

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: _____

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

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

File Number: 21-P-463

TitleExpress Settlement System Printed 12/15/2021 at 13:05 MJS

PAGE 2

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 \$55,500.00 =			
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. mortgage Doc Prep Fee	to Goddard & Associates, LLC	650.00	
807.			
808.			
809. funding fee	to Deals MD, LLC	233.27	
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. @ \$ 5.90 /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 Dulaney Title & Escrow, LLC	225.00	
1102. Abstract or title search	to Shawn Lynch	200.00	
1103. Title examination	to Dulaney Title & Escrow, LLC	175.00	
1104. Title Insurance binder	to Dulaney Title & Escrow, LLC	175.00	
1105. Document Preparation	to Dulaney Title & Escrow, LLC	275.00	
1106. Notary Fees			
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Chicago Title Insurance Company	300.00	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	55,500.00 - 300.00		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$		60.00	
1202. State Recordation Tax	Deed \$ 555.00 ; Mortgage \$	555.00	
1203. State Transfer Tax	Deed \$ 277.50 ; Mortgage \$	277.50	
1204. City Transfer Tax	Deed \$ 832.50 ; Mortgage \$	832.50	
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey			
1302. Pest Inspection			
1303. Release Procure Prep & Record	to Dulaney Title & Escrow, LLC		
1304. Walk through hand recording	to MCV, LLC and Andrew Miller	120.00	
1305. Lien Sheet / Judgement Report	to Director of Finance / DTE		
1306. Secure Document Archive	to Dulaney Title & Escrow, LLC		
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES	(enter on lines 103, Section J and 502, Section K)	4,078.27	

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. I agree to further adjustments in the event of errors or omissions and indemnify and hold harmless Settlement Agent against such error or omissions.

Baltimore Excel 03 LLC

By: Eyal Guguir, Authorized Agent

2740 Mosher LLC

By: Douglas Abbou, Authorized Agent

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.

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.

12-16-2021

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 12/15/2021 at 17:44 WAM

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 \$55,500.00 =			
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. @ \$ 5.90 /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 Dulaney Title & Escrow, LLC	225.00	
1102. Abstract or title search	to Shawn Lynch	200.00	
1103. Title examination	to Dulaney Title & Escrow, LLC	175.00	
1104. Title insurance binder	to Dulaney Title & Escrow, LLC	175.00	
1105. Document Preparation	to Dulaney Title & Escrow, LLC	275.00	
1106. Notary Fees			
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Chicago Title Insurance Company	300.00	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	55,500.00 - 300.00		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$		60.00	
1202. State Recordation Tax	Deed \$ 555.00 ; Mortgage \$	555.00	
1203. State Transfer Tax	Deed \$ 277.50 ; Mortgage \$	277.50	
1204. City Transfer Tax	Deed \$ 832.50 ; Mortgage \$	832.50	
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey			
1302. Pest Inspection			
1303. Release Procure Prep & Record	to Dulaney Title & Escrow, LLC		
1304. Walk through hand recording	to MCV, LLC and Andrew Miller	120.00	
1305. Lien Sheet / Judgement Report	to Director of Finance / DTE		
1306. Secure Document Archive	to Dulaney Title & Escrow, LLC		
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		3,195.00	

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. I agree to further adjustments in the event of errors or omissions and indemnify and hold harmless Settlement Agent against such error or omissions.

Baltimore Escrow LLC

2747 Mosher LLC

By: Douglas Adams, Authorized Agent

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.

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.

12-16-2021

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

FINAL

B. Type of Loan

1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv. Unins.	6. File Number 21-P-463	7. Loan Number	8. Mortgage Insurance Case Number
4. ☐ VA	5. ☐ Conv. Ins.				

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 12/15/2021 at 17:44 WAM

D. NAME OF BORROWER:	Baltimore Excel 03 LLC
ADDRESS:	829 N. 29th Street, #5, Philadelphia, PA 19130
E. NAME OF SELLER:	2740 Mosher LLC
ADDRESS:	4534 47th Street NW, Washington, DC 20016
F. NAME OF LENDER:	
ADDRESS:	
G. PROPERTY ADDRESS:	2740 Mosher Street, Baltimore, MD 21216
H. SETTLEMENT AGENT:	Dulaney Title & Escrow, LLC
PLACE OF SETTLEMENT:	515 East Joppa Road, Suite 202, Towson, MD 21286
I. SETTLEMENT DATE:	12/16/2021

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	55,500.00	401. Contract sales price	55,500.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	3,195.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 12/16/21 to 06/30/22	38.21	406. City/town taxes 12/16/21 to 06/30/22	38.21
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	58,733.21	420. GROSS AMOUNT DUE TO SELLER	55,538.21
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	1,500.00	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. Credit to buyer	1,500.00	505.	
Deals MD, LLC			
206.		506. metered water escrow	25.00
		dof	
207.		507. Property Registration	140.80
		director of finance	
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	3,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	165.80
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	58,733.21	601. Gross amount due to seller (line 420)	55,538.21
302. Less amounts paid by/for borrower (line 220)	3,000.00	602. Less reduction amount due seller (line 520)	165.80
303. CASH FROM BORROWER	55,733.21	603. CASH TO SELLER	55,372.41

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 8252 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: _____

SELLER(S) PHONE NUMBER(S): _____ (H) _____ (W) _____

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

File Number: 21-P-463

TitleExpress Settlement System Printed 12/15/2021 at 13:05 MJS

PAGE 2

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 \$55,500.00 =			
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. mortgage Doc Prep Fee	to Goddard & Associates, LLC	650.00	
807.			
808.			
809. funding fee	to Deals MD, LLC	233.27	
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. @ \$ 5.90 /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 Dulaney Title & Escrow, LLC	225.00	
1102. Abstract or title search	to Shawn Lynch	200.00	
1103. Title examination	to Dulaney Title & Escrow, LLC	175.00	
1104. Title Insurance binder	to Dulaney Title & Escrow, LLC	175.00	
1105. Document Preparation	to Dulaney Title & Escrow, LLC	275.00	
1106. Notary Fees			
1107. Attorney's fees (includes above items No:)			
1108. Title Insurance	to Chicago Title Insurance Company	300.00	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	55,500.00 - 300.00		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$		60.00	
1202. State Recordation Tax	Deed \$ 555.00 ; Mortgage \$	555.00	
1203. State Transfer Tax	Deed \$ 277.50 ; Mortgage \$	277.50	
1204. City Transfer Tax	Deed \$ 832.50 ; Mortgage \$	832.50	
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey			
1302. Pest Inspection			
1303. Release Procure Prep & Record	to Dulaney Title & Escrow, LLC		
1304. Walk through hand recording	to MCV, LLC and Andrew Miller	120.00	
1305. Lien Sheet / Judgement Report	to Director of Finance / DTE		
1306. Secure Document Archive	to Dulaney Title & Escrow, LLC		
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		4,078.27	

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. I agree to further adjustments in the event of errors or omissions and indemnify and hold harmless Settlement Agent against such error or omissions.

Baltimore Excel 03 LLC

By: Eyad Guigou, Authorized Agent

2740 Mosher LLC

By: Douglas Abbott, Authorized Agent

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.

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.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

File Number: 21-P-463

FINAL

PAGE 2

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 12/15/2021 at 17:44 WAM

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 \$55,500.00 =			
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. @ \$ 5.90 /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 Dulaney Title & Escrow, LLC	225.00	
1102. Abstract or title search	to Shawn Lynch	200.00	
1103. Title examination	to Dulaney Title & Escrow, LLC	175.00	
1104. Title insurance binder	to Dulaney Title & Escrow, LLC	175.00	
1105. Document Preparation	to Dulaney Title & Escrow, LLC	275.00	
1106. Notary Fees			
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Chicago Title Insurance Company	300.00	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	55,500.00 - 300.00		
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$		60.00	
1202. State Recordation Tax	Deed \$ 555.00 ; Mortgage \$	555.00	
1203. State Transfer Tax	Deed \$ 277.50 ; Mortgage \$	277.50	
1204. City Transfer Tax	Deed \$ 832.50 ; Mortgage \$	832.50	
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey			
1302. Pest Inspection			
1303. Release Procure Prep & Record	to Dulaney Title & Escrow, LLC		
1304. Walk through hand recording	to MCV, LLC and Andrew Miller	120.00	
1305. Lien Sheet / Judgement Report	to Director of Finance / DTE		
1306. Secure Document Archive	to Dulaney Title & Escrow, LLC		
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		3,195.00	

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. I agree to further adjustments in the event of errors or omissions and I hold harmless Settlement Agent against such errors or omissions.

Baltimore Escrow LLC

2700 North LLC

By: Douglas Adson, Authorized Agent

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.

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.

12-16-2021