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 24-9403	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
Printed 02/01/2024 at 10:01 VM

D. NAME OF BORROWER:	Baltimore Excel 06 LLC
ADDRESS:	829 N. 29th Street, Office 5, Philadelphia, PA 19130
E. NAME OF SELLER:	Fannie Mae A/K/A Federal National Mortgage Association
ADDRESS:	5600 Granite Parkway, Plano, TX 75024
F. NAME OF LENDER:	
ADDRESS:	
G. PROPERTY ADDRESS:	1648 Cliftview Avenue, Baltimore, MD 21213
H. SETTLEMENT AGENT:	Clearview Settlement Solutions, LLC
PLACE OF SETTLEMENT:	1501 Sulgrave Avenue, Suite 208, Baltimore, MD 21209
I. SETTLEMENT DATE:	02/06/2024

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	33,100.00	401. Contract sales price	33,100.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	2,467.00	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		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. City Tax 2/6/2024-6/30/2024	332.15	409. City Tax 2/6/2024-6/30/2024	332.15
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	35,899.15	**420. GROSS AMOUNT DUE TO SELLER**	33,432.15
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		**500. REDUCTIONS IN AMOUNT DUE TO SELLER**	
201. Deposit or earnest money	3,310.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	2,975.00
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.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	3,310.00	**520. TOTAL REDUCTION AMOUNT DUE SELLER**	2,975.00
300. CASH AT SETTLEMENT FROM OR TO BORROWER		**600. CASH AT SETTLEMENT TO OR FROM SELLER**	
301. Gross amount due from borrower (line 120)	35,899.15	601. Gross amount due to seller (line 420)	33,432.15
302. Less amounts paid by/for borrower (line 220)	3,310.00	602. Less reduction amount due seller (line 520)	2,975.00
303. CASH FROM BORROWER	32,589.15	**603. CASH TO SELLER**	30,457.15

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: 262149331) 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: exempt -________/________-______-________ SELLER(S) SIGNATURE(S): ______________________/______________________

SELLER(S) NEW MAILING ADDRESS: ____

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

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

[illegible]

BY: FIRST TITLE & ESCROW, INC., DBA 1ST TITLE & ESCROW, INC., AS ATTORNEY IN FACT

NAME: [illegible]

TITLE: AUTHORIZED SIGNATORY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
File Number: 24-9403

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 02/01/2024 at 10:01 VM

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 $33,100.00 = 2,500.00		
Division of commission (line 700) as follows:		
701. $ 1,500.00 to Cummings & Company Realtors		
702. $ 1,000.00 to HG Realty Services LTD		
703. Commission paid at Settlement		2,500.00
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 Application Fee		
807. Assumption Fee		
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 Tax mo. @ $ 69.22 /mo		
1004. County Property Tax mo. @ $ /mo		
1005. Annual Assessments mo. @ $ /mo		
1009. Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES		
1101. Settlement or closing fee to Clearview Settlements Solutions, LLC	395.00	
1102. Abstract or title search to Everton Abstracts, Inc.	200.00	
1103. Title examination to Clearview Settlements Solutions, LLC	395.00	
1104. Insured Closing Letter to Chicago Title Insurance Company		
1105. Document Preparation to Terry L. Trimble		
1106. Notary Fees		
1107. Attorney's fees		
(includes above items No:)		
1108. Title Insurance to Clearview Settlement Solutions, LLC	300.00	
(includes above items No:)		
1109. Lender's Policy		
1110. Owner's Policy 33,100.00 - 300.00		
1111. Overnight/Fed Ex Fee to Clearview Settlement Solutions, LLC	15.00	
1112. Recording Tracking Fee to Clearview Settlement Solutions, LLC	50.00	
1113. Seller Wire Fee to Clearview Settlement Solutions, LLC		25.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees Deed $ 60.00 ; Mortgage $; Release $	60.00	
1202. State Recordation Tax Deed $ 335.00 ; Mortgage $	335.00	
1203. State Transfer Tax Deed $ 165.50 ; Mortgage $	165.50	
1204. City Transfer Tax Deed $ 496.50 ; Mortgage $	496.50	
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey		
1302. Pest Inspection		
1303. Lien Certificate Reimbusement to Clearview Settlement Solutions, LLC	55.00	
1304. Seller's Settlement Fee to First Title & Escrow		450.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	2,467.00	2,975.00

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.
Baltimore Excel 08 LLC

By: Eyal Gurgui, Member

Fannie Mae A/K/A Federal National Mortgage Association

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
BY: FIRST TITLE & ESCROW, INC., DBA 1ST TITLE & ESCROW, INC., AS ATTORNEY IN FACT
NAME:
TITLE: AUTHORIZED SIGNATORY

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.

SETTLEMENT AGENT: ______________________ DATE: 2-6-24

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	7. Loan Number	8. Mortgage Insurance Case Number
	24-9403		

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