



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

FINAL

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins.	6. File Number: 21-9898	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 agents 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: Baltimore Excel 03 LLC 829 N 29th Street, Philadelphia, PA 19130	E. Name & Address of Seller: Tracey Thomas 5014 Laguna Road, College Park, MD 20740	F. Name & Address of Lender:
G. Property Location: 3622 W Belvedere Avenue Baltimore, MD 21215	H. Settlement Agent: Lawrence S. London, Esq., t/a Clear Title Group 106 Old Court Road, Suite 104, Baltimore, MD 21208 Telephone: 410-486-5456 Fax: 410-486-4678 Place of Settlement: 106 Old Court Road, Suite 104, Baltimore, MD 21208	I. Settlement Date: 12/07/2021 Disbursement Date: 12/07/2021 TitleExpress Printed 12/07/2021 at 12:22 pm by DS

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	41,700.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	10,200.84
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 12/07/2021 to 06/30/2022	225.35
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	52,126.19
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	2,500.00
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 to	
211. County taxes to	
212. Assessments to	
213.	
214. Vacant/No violations	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	2,500.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	52,126.19
302. Less amounts paid by/for borrower (line 220)	2,500.00
303. Cash ☒ From ☐ To Borrower	49,626.19

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	41,700.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 12/07/2021 to 06/30/2022	225.35
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	41,925.35
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	232.05
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Disbursed as proceeds (\$2,500.00)	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514. Vacant/No violations	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	232.05
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	41,925.35
602. Less reductions in amount due seller (line 520)	232.05
603. Cash ☒ To ☐ From Seller	41,693.30

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

700. Total Real Estate Broker Fees				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:					
701.	\$0.00	to			
702.	\$0.00	to			
703.	Commission paid at settlement				
704.	Assignment Fee	to	PSG Deals & Deals MD	5,300.00	
800. Items Payable in Connection with Loan					
801.	Our origination charge (Includes Origination Point 0.000% or \$0.00)	\$	(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	to	(from GFE #3)		
805.	Credit report	to	(from GFE #3)		
806.	Tax service	to	(from GFE #3)		
807.	Flood certification	to	(from GFE #3)		
808.		to			
900. Items Required by Lender to be Paid in Advance					
901.	Daily interest charges from	from 12/07/2021 to 01/01/2022 @ \$0.00/day	(from GFE #10)		
902.	Mortgage insurance premium	months to	(from GFE #3)		
903.	Homeowner's insurance	months to	(from GFE #11)		
904.		months to	(from GFE #11)		
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account		(from GFE #9)		
1002.	Homeowner's insurance	months @ \$ /month			
1003.	Mortgage insurance	months @ \$ /month			
1004.	Property taxes	months @ \$ 33.27/month \$			
1005.		months @ \$ /month			
1006.	Assessments	months @ \$ 0.00/month \$			
1007.	Aggregate Adjustment	\$			
1100. Title Charges					
1101.	Title services and lender's title insurance	\$	(from GFE #4)	1,295.00	
1102.	Settlement or closing fee	\$			
1103.	Owner's title insurance - Westcor Land Title Insurance Company	\$	(from GFE #5)	300.00	
1104.	Lender's title insurance - Westcor Land Title Insurance Company	\$			
1105.	Lender's title policy limit \$0.00 Lender's Policy				
1106.	Owner's title policy limit \$47,000.00 Owner's Policy				
1107.	Agent's portion of the total title insurance premium	\$240.00			
1108.	Underwriter's portion of the total title insurance premium	\$60.00			
1109.	Payoff Processing & Release Tracking	to Lawrence S. London, Esq.			75.00
1110.	Lien sheet	to Director of Finance		55.00	
1111.	Judgment Reports	to Property Insight		30.00	
1112.	GR redemption	to Lawrence S. London, Esq.		400.00	
1200. Government Recording and Transfer Charges					
1201.	Government recording charges	\$	(from GFE #7)	60.00	
1202.	Deed \$60.00 Mortgage \$	Release \$54.50			54.50
1203.	Transfer taxes	\$	(from GFE #8)	1,410.00	
1204.	State Recordation Tax	Deed \$470.00 Mortgage \$			
1205.	State Transfer Tax	Deed \$235.00 Mortgage \$			
1206.	City Transfer Tax	Deed \$705.00 Mortgage \$			
1207.	GR redemption recording			100.00	
1300. Additional Settlement Charges					
1301.	Required services that you can shop for		(from GFE #6)		
1302.	2021/2022 Prop Tax paid	to			
1303.	Water-11/8/21 PAID	to			
1304.	Water-closing	to Director of Finance			38.48
1305.	Recording escrow	to BB&T - MAHT Account			50.00
1306.	GR redemption	to Kevin Fishkind		1,250.00	
1307.	GR 10/1-redemption	to Kevin Fishkind		0.84	14.07
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				10,200.84	232.05

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er. **Credit by lender shown on page 1. ***Credit by seller shown on page 1.

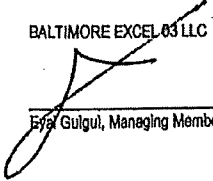
Signature Page

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.

Buyers

BALTIMORE EXCEL 03 LLC


Eya Gulgul, Managing Member

Sellers


Tracey Thomas

Settlement Agent

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

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.