

A. Settlement Statement

U.S. Department of Housing and
Urban Development

OMB Approval No. 2502-0265

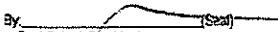
B. Type of Loan			
1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv. Unins.	6. File Number: MD-102346
4. ☐ VA	5. ☐ Conv. Ins.		7. Loan Number:
			8. Mortgage Insurance Case Number:
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: BALTIMORE EXCEL 01 LLC, A DELAWARE LIMITED LIABILITY COMPANY 829 N 29TH STREET PHILADELPHIA, PA 19130		E. Name & Address of Seller: MTSIF, LLC, A MARYLAND LIMITED LIABILITY COMPANY 4132 E JOPPA ROAD BALTIMORE, MD 21236	
		F. Name & Address of Lender:	
G. Property Location: 1544 GORSUCH AVENUE BALTIMORE, MD 21218 (BALTIMORE CITY) (09-17-4131-016)		H. Settlement Agent MICASA TITLE GROUP, LLC 1777 REISTERSTOWN ROAD, SUITE 240, BALTIMORE, MD 21208 (410) 753-3500	
		Place Of Settlement: 1777 REISTERSTOWN ROAD, SUITE 240, BALTIMORE, MD 21208 (410) 753-3500	I. Settlement Date / Disbursement Date 1/14/2020 / 1/14/2020
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	\$9,000.00	401. Contract sales price	\$9,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$1,620.90	403.	
104. Water Escrow to Baltimore City Dept of Finance	\$200.00	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 1/14/2020 to 6/30/2020	\$118.10	406. City/town taxes 1/14/2020 to 6/30/2020	\$118.10
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$10,939.00	420. Gross Amount Due To Seller	\$9,118.10
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or Earnest Money	\$2,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan		502. Settlement Charges to Seller (line 1400)	\$92.00
203. Existing loan taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. See Addendum 506	\$1,199.00
207.		507. See Addendum 507	\$131.74
208.		508. Water Due- Read Date 12/24/2019 to Baltimore City Dept of	\$113.58
209.		509. See Addendum 509	\$1,062.88
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. 12/24/2019 to 1/14/2020	\$2.93	513. 12/24/2019 to 1/14/2020	\$2.93
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$2,002.93	520. Total Reduction Amount Due Seller	\$2,602.13
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$10,939.00	601. Gross Amount Due To Seller (line 420)	\$9,118.10
302. Less Amounts Paid By/For Borrower (line 220)	\$2,002.93	602. Less Deduction in Amt. Due To Seller (line 520)	\$2,602.13
303. Cash ☒ From ☐ To Borrower	\$8,936.07	603. Cash ☒ To ☐ From Seller	\$6,515.97

L. Settlement Charges		
700. Total Sales/Broker's Commission	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		
704. Buyer's Premium: \$1,000.00 POC held by Ashland Auction Group		
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 Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to MiCasa Title Group, LLC	\$200.00	
1102. Abstract or title search to MiCasa Title Group, LLC	\$295.00	
1103. Title examination to MiCasa Title Group, LLC	\$197.05	
1104. Title insurance binder to MiCasa Title Group, LLC	\$100.00	
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees		
(includes above item numbers:)		
1108. Title Insurance to MiCasa Title Group, LLC	\$175.00	
(includes above item numbers:)		
1109. Lender's coverage Premium to MiCasa Title Group, LLC		
1110. Owner's coverage \$9,000.00 Premium \$175.00 to MiCasa Title Group, LLC		
1113. Lien Certificate to MiCasa Title Group, LLC	\$173.85	
1114. Courier/Wire Fee to MiCasa Title Group, LLC	\$50.00	
1115. Hand Recording Fee to MiCasa Title Group, LLC	\$100.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$60.00;Mortgage ;Release ;	\$60.00	
1202. County tax/stamps: Deed \$135.00;Mortgage ;	\$135.00	
1203. State tax/stamps: Deed \$45.00;Mortgage ;	\$45.00	
1204. City tax/stamps: Deed ;Mortgage ;		
1205. Deed Recordation Tax to Circuit Court for Baltimore City	\$90.00	
1206. Recording Fee for Tax Sale Deed to Circuit Court for Baltimore City		\$60.00
1207. Transfer Tax- Tax Sale Deed to Circuit Court for Baltimore City		\$15.00
1208. State Recordation Tax- Tax Sale Deed to Circuit Court for Baltimore City		\$11.00
1209. State Transfer Tax- Tax Sale Deed to Circuit Court for Baltimore City		\$6.00
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest Inspection		
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$1,620.90	\$92.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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.

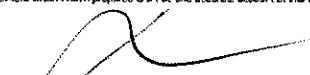
BORROWERS

Baltimore Excel 01 LLC, a Delaware limited liability company

By:  (Seal)
Eyal Guigui, President

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent



SELLERS

MTSIF, LLC, a Maryland limited liability company

By: _____ (Seal)
Aaron Naiman, Manager

Date

1/14/2020

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 1030.

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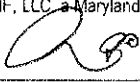
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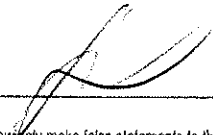
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Aaron Naiman, Manager

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Supplemental Page
HUD-1 Settlement Statement

Addendums for Page 1		Amount
Addendum 506		
a. Earnest money retained by Ashland Auction Group		\$1,000.00
b. Marketing Fee to Ashland Auction Group		\$199.00
Total:		\$1,199.00
Addendum 507		
a. Disbursed as proceeds (\$1,000.00)		
b. Balance On Purchase to Baltimore City Dept of Finance		\$131.74
Total:		\$131.74
Addendum 509		
a. Misc Bill #8813560 to Baltimore City Dept of Finance		\$210.77
b. Misc Bill# 8628208 to Baltimore City Dept of Finance		\$239.77
c. Misc Bill# 8870156 to Baltimore City Dept of Finance		\$188.10
d. 2019/2020 Property Tax to Baltimore City Dept of Finance		\$127.24
e. Property Registration# 070641 to Baltimore City Dept of Finance		\$297.00
Total:		\$1,062.88