

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 1120-32	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 informational purposes and are not included in the totals.

D. NAME OF BORROWER: Baltimore Excel 02 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: Kansagra Properties 2, L.L.C. and Revolutionary Home Buyers LLC

ADDRESS OF SELLER: 10032 Fall Rain Drive, Laurel, MD 20723

F. NAME OF LENDER:

ADDRESS OF LENDER:

G. PROPERTY LOCATION: 2568 W. Fayette Street, Baltimore, MD 21223

ID# 20-07-2167B-023

H. SETTLEMENT AGENT: COHEN & FORMAN, LLC
PH# (410) 539-4333

PLACE OF SETTLEMENT: 334 ST. PAUL PLACE, BALTIMORE, MD 21202

I. SETTLEMENT DATE: 12/8/2020 **Disbursement Date:** **Settlement Agent Tax ID#:** 52-1635678

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	10,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	1,840.00
104. Assignment Fee to Revolutionary Home Buyers LLC	4,000.00
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 12/8/2020 to 6/30/2021	395.70
107. County taxes to	
108. Assessments to	
109. to	
110. to	
111. to	
112. to	
120. Gross Amount Due from Borrower	16,235.70
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	2,500.00
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. to	
214. to	
215. to	
216. to	
217. to	
218. to	
219. to	
220. Total Amounts Paid by or in Behalf of Borrower	2,500.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	16,235.70
302. Less amounts paid by/for borrower (line 220)	2,500.00
303. Cash ☒ From ☐ To Borrower	13,735.70

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	10,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 12/8/2020 to 6/30/2021	395.70
407. County taxes to	
408. Assessments to	
409. to	
410. to	
411. to	
412. to	
420. Gross Amount Due To Seller	10,395.70
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Water thru 10/19/20	2,476.11
507. Water Escrow	150.00
508. Baltimore City Property Registration	280.80
509.	
509a.	
509b.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513. to	
514. to	
515. to	
516. to	
517. to	
518. to	
519. to	
520. Total Reductions in Amount Due Seller	2,906.91
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	10,395.70
602. Less reductions in amount due seller (line 520)	2,906.91
603. Cash ☒ To ☐ From Seller	7,488.79

L. Settlement Charges					
700. TOTAL SALES/BROKER'S COM. based on price	10,000.00 @	%=		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.	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 12/8/2020 to 1/1/2021 @		/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.					
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:	14,000.00		
1110a					
1111. Lien Certificate	to Cohen and Forman, LLC			55.00	
1112. Judgment Reports	to Cohen and Forman, LLC			15.00	
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 \$210.00;				210.00	
1203. State tax/stamps: Recordation Tax \$140.00;				140.00	
1204. State Transfer Tax to Clerk of Court				70.00	
1205.	to				
1300. Additional Settlement Charges					
1301. Hand Recording Fee	to Cohen and Forman, LLC			75.00	
1302.	to				
1303.	to				
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)			1,840.00	

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 02 LLC
By: GNR Property Management, Inc., Member

Kansangra Properties 2, L.L.C.

By: _____
Eyal Guigui, President Buyer

By:  _____
Nileshe Kansangra, Member Seller

Baltimore Excel 02 LLC
By: GNR Equities LLC, Member

Revolutionary Home Buyers LLC

By: _____
Rudy Netter, Manager Buyer

By:  _____
Baruch Caplan, Member, Assignor

Baltimore Excel 02 LLC
By: GNR Equities LLC, Member

Revolutionary Home Buyers LLC

By: _____
Eyal Guigui, Manager Buyer

By:  _____
Samuel Callahan, 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. I agree all funds may be held by settlement agent in an interest bearing account and all interest earned may be kept by settlement agent for escrow fees.
COHEN & FORMAN, LLC

 _____
Settlement Agent

12/8/2020
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.

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Baltimore Excel 02 LLC
By: GNR Property Management, Inc., Member

By: _____
Eyal Guigui, President Buyer

Baltimore Excel 02 LLC
By: GNR Equities LLC, Member

By: _____
Rudy Netter, Manager Buyer

Baltimore Excel 02 LLC
By: GNR Equities LLC, Member

By: _____
Eyal Guigui, Manager Buyer

Kansangra Properties 2, L.L.C.

By: _____
Nilesh Kansangra, Member Seller

Revolutionary Home Buyers LLC

By: _____
Baruch Caplan, Member

Revolutionary Home Buyers LLC

Assignor

By: _____
Samuel Gallahan, Member Assignor

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COHEN & FORMAN, LLC

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File #:
1120-32

Loan #:

Mortgage Ins. Case #: