Previous editions are obsolete

form HUD-1 (3/86) ref Handbook 4305.2

A. Settlement Statement

U.S. Depar[illegible]nt 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 22-8345	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 02/23/2022 at 08:32 HE

D. NAME OF BORROWER: Baltimore Excel 03, LLC
ADDRESS: 829 N 29th St, #5, Philadelphia, PA 19130

E. NAME OF SELLER: Devin Boyd
ADDRESS: 6210 Hilltop Ave, Baltimore, MD 21206

F. NAME OF LENDER:
ADDRESS:

G. PROPERTY ADDRESS: 1847 N. Chester Street, Baltimore, MD 21213

H. SETTLEMENT AGENT: Clearview Settlement Solutions, LLC
PLACE OF SETTLEMENT: 1501 Sulgrave Avenue, Suite 208, Baltimore, MD 21209

I. SETTLEMENT DATE: 02/24/2022

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	29,244.12	401. Contract sales price	29,244.12
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	7,380.88	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 02/24/22 to 06/30/22	43.79	406. City/town taxes 02/24/22 to 06/30/22	43.79
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. water escrow	25.00	409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	36,693.79	420. GROSS AMOUNT DUE TO SELLER	29,287.91
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	2,500.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	15.00
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. water bill adj 01/29/22 to 02/24/22	4.02	514. water bill adj 01/29/22 to 02/24/22	4.02
215.		515. MD tax lien 1020914220115	1,654.61
216.		516. Tax Sale Redemption	16,418.75
217.		517. Water Bill 1/28 11000287636	266.26
218.		518. additional lien cert bills	10,929.27
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	2,504.02	520. TOTAL REDUCTION AMOUNT DUE SELLER	29,287.91
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	36,693.79	601. Gross amount due to seller (line 420)	29,287.91
302. Less amounts paid by/for borrower (line 220)	2,504.02	602. Less reduction amount due seller (line 520)	29,287.91
303. CASH FROM BORROWER	34,189.77	603. CASH TO SELLER	0.00

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: 262148331) 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: 22-0345

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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 $29,244.12 =				
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 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. @ $	10.49 /mo		
1004. County Property Tax	mo. @ $	/mo		
1005. Annual Assessments	mo. @ $	/mo		
1009. Aggregate Analysis Adjustment				
1100. TITLE CHARGES			0.00	0.00
1101. Settlement or closing fee	to Clearview Settlements Solutions, LLC		295.00	
1102. Abstract or title search	to Richard S. Baer		225.00	
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		150.00	
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	29,244.12 - 300.00			
1111. Overnight Fee	to Clearview Settlement Solutions, LLC		30.00	15.00
1112. Recording Tracking Fee	to Clearview Settlement Solutions, LLC		50.00	
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording Fees Deed $ 60.00	; Mortgage $	; Release $	60.00	
1202. State Recordation Tax	Deed $ 340.00	; Mortgage $	340.00	
1203. State Transfer Tax	Deed $ 170.00	; Mortgage $	170.00	
1204. City Transfer Tax	Deed $ 510.00	; Mortgage $	510.00	
1205.				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey				
1302. Pest Inspection				
1303. Lien Certificate Reimbusement	to Clearview Settlement Solutions, LLC		55.00	
1304. Assignment Fee	to Instant Equity Exchange		2,377.94	
1305. Assignment Fee	to Ace Acquisitions LLC		2,377.94	
1306. Reimburse Property Insight	to Clearview Settlement Solutions, LLC		45.00	
1400. TOTAL SETTLEMENT CHARGES	(enter on lines 103, Section J and 502, Section K)		7,380.88	15.00

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 03, LLC

By: Eyal Guigui, Member

Devin Boyd

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: 2-24-22