

A. Settlement Statement

B. Type of Loan

1. ☐FHA

2. ☐FmHA

3. ☐Conv. Unins.

6. File Number

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 10/02/2023 at 10:46 HE

D. NAME OF BORROWER:

Baltimore Excel 05 LLC

ADDRESS:

829 N. 29th Street, Office 5, Philadelphia, PA 19130

E. NAME OF SELLER:

1402 5TH STREET NW LLC, a District of Columbia, limited liability company

ADDRESS:

2846 MYRTLE AVENUE NW, WASHINGTON, DC 20018

F. NAME OF LENDER:

ADDRESS:

G. PROPERTY ADDRESS:

12 Ashburton Street, Baltimore, MD 21223

H. SETTLEMENT AGENT:

Clearview Settlement Solutions, LLC

PLACE OF SETTLEMENT:

1501 Sulgrave Avenue, Suite 208, Baltimore, MD 21209

I. SETTLEMENT DATE:

10/05/2023

J. SUMMARY OF BORROWER'S TRANSACTION:

100. GROSS AMOUNT DUE FROM BORROWER

101. Contract sales price

102. Personal Property

103. Settlement charges to borrower (line 1400)

104.

105.

Adjustments for items paid by seller in advance

106. City/town taxes 10/05/23 to 06/30/24

107. County taxes

108. Assessments

109.

110.

111.

112.

120. GROSS AMOUNT DUE FROM BORROWER

200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER

201. Deposit or earnest money

202. Principal amount of new loans

203. Existing loan(s) taken subject to

204.

205.

206.

207.

208.

209.

Adjustments for items unpaid by seller

210. City/town taxes

211. County taxes

212. Assessments

213.

214.

215.

216.

217.

218.

219.

220. TOTAL PAID BY/FOR BORROWER

300. CASH AT SETTLEMENT FROM OR TO BORROWER

301. Gross amount due from borrower (line 120)

302. Less amounts paid by/for borrower (line 220)

303. CASH FROM BORROWER

K. SUMMARY OF SELLER'S TRANSACTION:

400. GROSS AMOUNT DUE TO SELLER

401. Contract sales price

402. Personal Property

403.

404.

405.

Adjustments for items paid by seller in advance

406. City/town taxes 10/05/23 to 06/30/24

407. County taxes

408. Assessments

409.

410.

411.

412.

420. GROSS AMOUNT DUE TO SELLER

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.

506.

507.

508.

509. MD Withholding

Clerk of the Court

Adjustments for items unpaid by seller

510. City/town taxes

511. County taxes

512. Assessments

513.

514. Tax Sale Red incl 23/24 taxes

515. water bill 8/30

516. water escrow

517.

518.

519.

520. TOTAL REDUCTION AMOUNT DUE SELLER

600. CASH AT SETTLEMENT TO OR FROM SELLER

601. Gross amount due to seller (line 420)

602. Less reduction amount due seller (line 520)

603. CASH TO SELLER

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)

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L. SETTLEMENT CHARGES			
700. TOTAL SALES/BROKER'S COMMISSION based on price \$35,000.00 @ 5.000 = 1,750.00			
Division of commission (line 700) as follows:			
701. \$	875.00 to Taylor Properties		
702. \$	875.00 to HG Realty Services LTD		
703.	Commission paid at Settlement		1,750.00
704.	Admin Fee to Taylor Properties		395.00
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. @ \$ 108.56 /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	175.00	
1106.	Notary Fees to Superior Notary Services		150.00
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 35,000.00 - 300.00		
1111.	Overnight/Fed Ex Fees to Clearview Settlement Solutions, LLC		
1112.	Secure Release Fee to Clearview Settlement Solutions, LLC		
1113.	Recording/Tracking Fee/Simpli to Clearview Settlement Solutions, LLC	75.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$	60.00	
1202.	State Recordation Tax Deed \$ 350.00 ; Mortgage \$	175.00	175.00
1203.	State Transfer Tax Deed \$ 175.00 ; Mortgage \$	87.50	87.50
1204.	City Transfer Tax Deed \$ 525.00 ; Mortgage \$	262.50	262.50
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey		
1302.	Pest Inspection		
1303.	Lien Certificate Reimbursement to Clearview Settlement Solutions, LLC	55.00	
1304.	Consulting Fee to John Singmaster	125.00	
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		2,305.00	2,820.00

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.

By: Loyal Ogilvie, Member

1402 5TH STREET NW LLC, a District of Columbia, limited liability company

By: Jason Riggs, Sales Member

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:

SETTLEMENT STATEMENT

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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 \$35,000.00 @ 5.000 = 1,750.00			
Division of commission (line 700) as follows:			
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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. @ \$ 108.56 /mo			
1004. County Property Tax mo. @ \$ /mo			
1005. Annual Assessments mo. @ \$ /mo			
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1106. Notary Fees to Superior Notary Services			150.00
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 35,000.00 - 300.00			
1111. Overnight/Fed Ex Fees to Clearview Settlement Solutions, LLC			
1112. Secure Release Fee to Clearview Settlement Solutions, LLC			
1113. Recording/Tracking Fee/Simpli to Clearview Settlement Solutions, LLC		75.00	
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Baltimore Excel 08 LLC

By: Eyal Gulgur, Member

1402 5TH STREET NW LLC, a District of Columbia, limited liability company

By: Marisol Ibarra, Sole Member

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SETTLEMENT AGENT:

DATE:

10/02/23