



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

ESTIMATED

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins.	6. File Number: 26-P-134	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: Barbell Group LLC	E. Name & Address of Seller: Stormfield SPV I, LLC 200 Pequot Avenue, Southport, CT 06890	F. Name & Address of Lender: Goddard Companies, LLC 515 E. Joppa Road, STE202, Towson, MD 21286
G. Property Location: 2632 Aisquith Street Baltimore, MD 21218	H. Settlement Agent: Dulaney Title & Escrow, LLC 515 East Joppa Road, Suite 202, Towson, MD 21286 Telephone: 410-832-5522 Fax: 410-832-5545 Place of Settlement: 515 East Joppa Road, Suite 202, Towson, MD 21286	I. Settlement Date: 06/19/2026 Disbursement Date: 06/19/2026 TitleExpress Printed 06/17/2026 at 1:47 pm by WAM

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	62,500.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	28,480.60
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 06/19/2026 to 06/30/2026	19.40
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	91,000.00
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	1,000.00
202. Principal amount of new loan(s)	90,000.00
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.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	91,000.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	91,000.00
302. Less amounts paid by/for borrower (line 220)	91,000.00
303. Cash ☒ From ☐ To Borrower	0.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	62,500.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 06/19/2026 to 06/30/2026	19.40
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	62,519.40
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	6,000.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507. Disbursed as proceeds (\$1,000.00)	
508. Metered Water	3,342.14
509. Water Escrow	250.00
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	9,592.14
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	62,519.40
602. Less reductions in amount due seller (line 520)	9,592.14
603. Cash ☒ To ☐ From Seller	52,927.26

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	\$ 3,125.00			
Division of commission (line 700) as follows:				
701. \$1,562.50	to Berkshire Hathaway HomeServices PenFed Rea			
702. \$1,562.50	to RE/MAX Advantage Realty			
703. Commission paid at settlement				3,125.00
704. Admin Fee	to ReMax Advantage		495.00	
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. Mortgage Doc Prep Fee	to Goddard & associates, LLC		700.00	
805. Loan Placement fee	to Investors Capital Group, LLC	(from GFE #3)	2,700.00	
806. 3 months mortgage payments	to Goddard Companies, LLC	(from GFE #3)	2,700.00	
807. Construction escrow	to Goddard Companies, LLC	(from GFE #3)	17,010.27	
808.	to			
900. Items Required by Lender to be Paid in Advance				
901. Daily interest charges from	from 06/19/2026 to 07/01/2026 @ \$0.00/day	(from GFE #10)		
902. Mortgage insurance premium	months to	(from GFE #3)		
903. Homeowner's insurance	for years to Liberty Mutual	(from GFE #11)	600.00	
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 @ \$ 0.00/month \$			
1003. Mortgage insurance	months @ \$ /month			
1004. Property taxes	months @ \$ 49.17/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)	1,791.80	
1102. Settlement or closing fee	to Dulaney Title & Escrow, LLC	\$850.00		
1103. Owner's title insurance	\$	(from GFE #5)	394.07	
1104. Lender's title insurance	\$316.80			
1105. Lender's title policy limit \$90,000.00	Lender's Policy			
1106. Owner's title policy limit \$62,500.00	Owner's Policy			
1107. Agent's portion of the total title insurance premium	\$568.69			
1108. Underwriter's portion of the total title insurance premium	\$142.18			
1109. costs/judgements/mailings/trav	to Dulaney Title & Escrow, LLC	\$275.00		
1110. Recording Fee	to MCV, LLC	\$150.00		
1111. Abstract	to Shawn Lynch	\$200.00		
1200. Government Recording and Transfer Charges				
1201. Government recording charges	\$	(from GFE #7)	175.00	
1202. Deed \$60.00	Mortgage \$115.00 Release \$			
1203. Transfer taxes	\$	(from GFE #8)	1,075.00	
1204. State Recordation Tax	Deed \$900.00 Mortgage \$			450.00
1205. State Transfer Tax	Deed \$312.50 Mortgage \$			156.25
1206. City Transfer Tax	Deed \$937.50 Mortgage \$			468.75
1300. Additional Settlement Charges				
1301. Required services that you can shop for		(from GFE #6)	839.46	
1302.	to			
1303.	to			
1304. 26/27 RP Taxes	to Director of Finance	\$839.46		
1305. Cash For Keys Reimbursement	to Helen Zrihen	\$		1,500.00
1306. Re-Key Reimbursement	to Helen Zrihen	\$		150.00
1307. Sales Clean Reimbursement	to Helen Zrihen	\$		150.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			28,480.60	6,000.00

*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.

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

BARBELL GROUP LLC

Chris Cicero, Authorized Agent

Sellers

STORMFIELD SPV I, LLC

Joseph Raya, Authorized Agent

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.