

B. Type of Loan

1. ☐ FHA

2. ☐ FmHA

3. ☐ Conv. Unins.

4. ☐ VA

5. ☐ Conv. Ins.

6. File Number:

MD73944-GR

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:

DENA C. LEVY 2010 REVOCABLE TRUST DATED
APRIL 26, 2010
5235 MISSION OAKS BLVD, #11
CAMARILLO, CA 93012

E. Name & Address of Seller:

CR OF MARYLAND I, LLC
2331 YORK ROAD, STE 100
LUTHERVILLE TIMONIUM, MD 21093

F. Name & Address of Lender:

G. Property Location:

1803 BRADDISH AVENUE
BALTIMORE, MD 21216 (BALTIMORE CITY)
(15-06-2400-014)

H. Settlement Agent

LAKESIDE TITLE COMPANY
9200 OLD ANNAPOLIS ROAD, SUITE 200, COLUMBIA, MD 21045 (410) 992-1070

Tax ID: 52-2064990

Place Of Settlement:

9200 OLD ANNAPOLIS ROAD, SUITE 200,
COLUMBIA, MD 21045

I. Settlement Date / Disbursement Date

8/15/2022 / 8/16/2022

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

\$191,000.00

401. Contract sales price

\$191,000.00

102. Personal Property

402. Personal Property

103. Settlement Charges to Borrower (line 1400)

\$6,054.00

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

406. City/town taxes

107. County taxes 8/15/2022 to 7/1/2023 @ \$165.20/Year

\$144.83

407. County taxes 8/15/2022 to 7/1/2023 @ \$165.20/Year

\$144.83

108. Assessments

408. Assessments

109.

409.

110.

410.

111.

411.

112.

412.

120. Gross Amount Due From Borrower

\$197,198.83

420. Gross Amount Due To Seller

\$191,144.83

200. Amounts Paid By Or In Behalf Of Borrower

500. Reductions In Amount Due To Seller

201. Deposit or Earnest Money

501. Excess deposit (see instructions)

202. Principal amount of new loan

502. Settlement Charges to Seller (line 1400)

\$8,030.20

203. Existing loan taken subject to

503. Existing loan(s) taken subject to

204. 1031 Funds from IPX 1031 Investment Property Exchange

504. Payoff of first mortgage loan

205.

505. Payoff of second mortgage loan

206.

506.

207.

507.

208.

508. Open Water Bill thru 7/12 to Director of Finance, Baltimore

\$113.15

209.

509. Water Escrow to Lakeside Title Company Escrow Account

\$200.00

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

514

215.

515.

216.

516.

217.

517.

218.

518.

219.

519.

220. Total Paid By/For Borrower

520. Total Reduction Amount Due Seller

\$8,343.35

300. Cash At Settlement From/To Borrower

600. Cash At Settlement To/From Seller

301. Gross Amount Due From Borrower (line 120)

\$197,198.83

601. Gross Amount Due To Seller (line 420)

\$191,144.83

302. Less Amounts Paid By/For Borrower (line 220)

602. Less Deduction in Amt. Due To Seller (line 520)

\$8,343.35

303. Cash

☒ From

☐ To Borrower

\$197,198.83

603. Cash

☒ To

☐ From Seller

\$182,801.48

Loan Number:

File Number: MD73944-GR

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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.		
702.		
703. Commission paid at Settlement		
704.		
800. Items Payable In Connection With Loan		
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		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee		
1102. Abstract or title search to First American / Lakeside Title Company	\$285.00	
1103. Title examination to Lakeside Title Company	\$660.00	
1104. Title insurance binder		
1105. Document preparation		
1106. Notary fees		
1108. Title Insurance to - Lender's Coverage / Lakeside Title Company - Owner's Coverage (includes above item numbers:)	\$922.00	
1110. Owner's coverage \$191,000.00 Premium \$922.00 (First American Title Insurance Company: \$119.86)		
1112. Lien Certificate to Director of Finance	\$55.00	
1113. Recording Services to Lakeside Title Recording Account	\$125.00	
1115. Judgment Report to Lakeside Title Company	\$95.00	
11107. (includes above item numbers:)		
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$60.00;Mortgage ;Release ;	\$60.00	
1202. County tax/stamps: Deed \$1,910.00;Mortgage ;	\$955.00	\$955.00
1203. State tax/stamps: Deed \$955.00;Mortgage ;	\$477.50	\$477.50
1204. City tax/stamps: Deed ;Mortgage ;		
1205. County Transfer Tax to Director of Finance, Baltimore City	\$1,432.50	\$1,432.50
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest Inspection		
1303. Referral Fee to HPowell Real Estate, LLC		\$5,000.00
1304. Homeowner Insurance to Frederick Mutual Insurance	\$637.00	
1305. Lien Cert Processing Fee to Lakeside Title Recording Account	\$150.00	
1306. Signing Services Fee to Certified Signer Nationwide	\$200.00	
1307. Annual Property Taxes to Director of Finance, Baltimore City		\$165.20
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$6,054.00	\$8,030.20

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

_____(SEAL)
Dena C. Levy, Trustee of the Dena C. Levy
2010 Revocable Trust dated April 26, 2010

SELLERS

CR of Maryland I, LLC

By:_____(SEAL)
Alexander Cruz, Vice President & COO

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

Date

CHRISTINE DOUGLAS
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

8/15/2022