A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

FINAL

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.	6. File Number: 21-9679	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 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: Baltimore Excel 03 LLC 829 N 29th Street, Philadelphia, PA 19130	E. Name & Address of Seller: Charzel Spellers 4305 19th Street, NE, Washington, DC 20018	F. Name & Address of Lender:
G. Property Location: 1531 Holbrook Street Baltimore, MD 21202	H. Settlement Agent: Lawrence S. London, Esq., t/a Clear Title Group 106 Old Court Road, Suite 104, Baltimore, MD 21208 Telephone: 410-486-5456 Fax: 410-486-4678	I. Settlement Date: 09/01/2021 Disbursement Date: 09/01/2021
	Place of Settlement: 106 Old Court Road, Suite 104, Baltimore, MD 21208	TitleExpress Printed 08/31/2021 at 4:08 pm by DS

J. Summary of Borrower's Transaction

100.	**Gross Amount Due from Borrower**	
101.	Contract sales price	15,000.00
102.	Personal property	
103.	Settlement charges to borrower (line 1400)	12,238.46
104.		
105.		
	Adjustments for items paid by seller in advance	
106.	City/town taxes 09/01/2021 to 06/30/2022	176.32
107.	County taxes to	
108.	Assessments to	
109.		
110.		
111.		
112.		
120.	**Gross Amount Due from Borrower**	**27,414.78**
200.	**Amounts Paid by or in Behalf of Borrower**	
201.	Deposit or earnest money	2,500.00
202.	Principal amount of new loan(s)	
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.	Vacant/No rent/S/D adjustment	
215.		
216.		
217.		
218.		
219.		
220.	**Total Paid by/for Borrower**	**2,500.00**
300.	**Cash at Settlement from/to Borrower**	
301.	Gross amount due from borrower (line 120)	27,414.78
302.	Less amounts paid by/for borrower (line 220)	2,500.00
303.	**Cash ☒ From ☐ To Borrower**	**24,914.78**

K. Summary of Seller's Transaction

400.	**Gross Amount Due to Seller**	
401.	Contract sales price	15,000.00
402.	Personal property	
403.		
404.		
405.		
	Adjustments for items paid by seller in advance	
406.	City/town taxes 09/01/2021 to 06/30/2022	176.32
407.	County taxes to	
408.	Assessments to	
409.		
410.		
411.		
412.		
420.	**Gross Amount Due to Seller**	**15,176.32**
500.	**Reductions In Amount Due to Seller**	
501.	Excess deposit (see instructions)	
502.	Settlement charges to seller (line 1400)	1,888.10
503.	Existing loan(s) taken subject to	
504.	Payoff of first mortgage loan	
505.	Payoff of second mortgage loan	
506.		
507.	Disbursed as proceeds ($2,500.00)	
508.		
509.		
	Adjustments for items unpaid by seller	
510.	City/town taxes to	
511.	County taxes to	
512.	Assessments to	
513.		
514.	Vacant/No rent/S/D adjustment	
515.		
516.		
517.		
518.		
519.		
520.	**Total Reduction Amount Due Seller**	**1,888.10**
600.	**Cash at Settlement to/from Seller**	
601.	Gross amount due to seller (line 420)	15,176.32
602.	Less reductions in amount due seller (line 520)	1,888.10
603.	**Cash ☒ To ☐ From Seller**	**13,288.22**

L. Settlement Charges

	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees		
Division of commission (line 700) as follows:		
701. $0.00 to		
702. $0.00 to		
703. Commission paid at settlement		
704. Capital Requirements to Deals MD LLC	8,000.00	
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. Appraisal fee to (from GFE #3)		
805. Credit report to (from GFE #3)		
806. Tax service to (from GFE #3)		
807. Flood certification to (from GFE #3)		
808. to		
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from from 09/01/2021 to 10/01/2021 @ $0.00/day (from GFE #10)		
902. Mortgage insurance premium months to (from GFE #3)		
903. Homeowner's insurance months to (from GFE #11)		
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 @ $ /month		
1003. Mortgage insurance months @ $ /month		
1004. Property taxes months @ $ 17.70/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)	1,265.00	
1102. Settlement or closing fee to $		
1103. Owner's title insurance - Westcor Land Title Insurance Company $ (from GFE #5)	300.00	
1104. Lender's title insurance - Westcor Land Title Insurance Company $		
1105. Lender's title policy limit $0.00 Lender's Policy		
1106. Owner's title policy limit $23,000.00 Owner's Policy		
1107. Agent's portion of the total title insurance premium $240.00		
1108. Underwriter's portion of the total title insurance premium $60.00		
1109. Payoff Processing & Release Tracking to Lawrence S. London, Esq.		
1110. Lien sheet to Director of Finance	55.00	
1111. Judgment Reports to Property Insight	15.00	
1112. Wire fee to Lawrence S. London, Esq.		35.00
1200. Government Recording and Transfer Charges		
1201. Government recording charges $ (from GFE #7)	60.00	
1202. Deed $60.00 Mortgage $ Release $		
1203. Transfer taxes $ (from GFE #8)	690.00	
1204. State Recordation Tax Deed $230.00 Mortgage $		
1205. State Transfer Tax Deed $115.00 Mortgage $		
1206. City Transfer Tax Deed $345.00 Mortgage $		
1300. Additional Settlement Charges		
1301. Required services that you can shop for (from GFE #6)		
1302. 2021/2022 Property Tax to Director of Finance		212.40
1303. Misc. bill 9291766 to Director of Finance		162.40
1304. MD Withholding to Clerk of the Court		1,140.16
1305. Water-8/24/21 to Director of Finance		12.39
1306. Water-closing to Director of Finance		11.55
1307. Recording Escrow to BB&T - MAHT Account		50.00
1308. 3 years GR to Robyn Engelman Cantor		252.00
1309. GR-closing to Robyn Engelman Cantor	0.46	12.20
1310. GR redemption to Robyn Engelman Cantor	1,400.00	
1311. GR redemption costs and fees to BB&T - MAHT Account	453.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	**12,238.46**	**1,888.10**

*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.

Signature Page

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

BALTIMORE EXCEL 03 LLC

Eyal Gulgul, Managing Member

Sellers

Charzel Spellers

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

9/1/21
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.

Signature Page

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

BALTIMORE EXCEL 03 LLC

____

Eyal Gulgul, Managing Member

Sellers

____

Charzel Spellers

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.

______________________________ 9/1/21

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.