

5/15/2025 12:02:36 PM

A. Settlement Statement

U.S. Department 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.

☐ Other

6. File Number:
105341-A

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 "(POC)" 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 S11 LLC, a Delaware limited liability company, its successors and assigns, 829 N 29th Street, #5, Philadelphia, PA 19130

E. Name & Address of Seller:

Mayor and City Council of Baltimore, a municipal corporation of the State of Maryland, acting by and through the Department of Housing and Community Development, 417 E. Fayette Street, Room -1001, Baltimore, MD 21202

F. Name & Address of Lender:

G. Property Location:

Property Address
(25) Properties per **Exhibit A**, Baltimore City, Maryland

H. Settlement Agent:

Residential Title & Escrow Company, 100 Painters Mill Road, Suite 200, Owings Mills, MD 21117, (410) 653-3400

Place of Settlement:

100 Painters Mill Road, Suite 200, Owings Mills, MD 21117

I. Settlement Date:

5/15/2025

Proration Date:

5/15/2025

Disbursement Date:

5/15/2025

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

107. County taxes

108. Assessments

109.

110.

111.

112.

120. Gross Amount Due from Borrower

200. Amounts Paid by or in Behalf of Borrower

201. Deposit or earnest money

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

211. County taxes

212. Assessments

213.

214.

215.

216.

217.

218.

219.

220. Total Paid by/for Borrower

300. Cash at Settlement from/to Borrower

301. Gross amount due from borrower (line 120)

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

303. Cash ☒ From ☐ To 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

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. Payoff of second mortgage loan

506.

507.

508.

509.

Adjustments for items unpaid by seller

510. City/town taxes

511. County taxes

512. Assessments

513.

514.

515.

516.

517.

518.

519.

520. Total Reduction Amount Due Seller

600. Cash at Settlement to/from Seller

601. Gross amount due to seller (line 420)

602. Less reductions in amount due seller (line 520)

603. Cash ☒ To ☐ From Seller

\$200,000.00

\$200,000.00

\$237,328.03

\$0.00

\$237,328.03

\$0.00

\$237,328.03

\$200,000.00

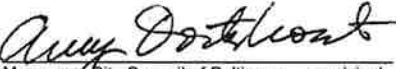
\$0.00

\$200,000.00

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) 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.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number.
If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.



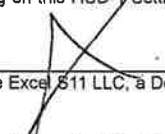
Mayor and City Council of Baltimore, a municipal corporation of the State of Maryland, acting by and through the Department of Housing and Community Development

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			
801. Loan origination fee			
802. Loan discount			
803. Appraisal fee			
804. Credit report			
805. Lender's inspection fee			
806. Mortgage insurance application fee			
807. Assumption fee			
808.			
809.			
810.			
811.			
812.			
813.			
900. Items Required by Lender to Be Paid in Advance			
901. Interest from			
902. Mortgage insurance premium for			
903. Hazard insurance premium for			
904. 2024-25 Tax Equivalencies to Director of Finance	\$1,250.00		
905.			
1000.Reserves Deposited with Lender			
1001. Hazard insurance			
1002. Mortgage insurance			
1003. City property taxes			
1004. County property taxes			
1005. Annual assessments			
1006.			
1007.			
1008.			
1009.			
1100.Title Charges			
1101. Settlement or closing fee			
1102. Abstract or title search to Old Republic National Title Insurance	\$8,500.00		
1103. Title examination to Residential Title & Escrow Company	\$1,200.00		
1104. Title insurance binder to Residential Title & Escrow Company	\$250.00		
1105. Document preparation to Residential Title & Escrow Company	\$150.00		
1106. Notary fees			
1107. Attorney's fees to			
Includes above item numbers:			
1108. Title Insurance to Residential Title & Escrow Company	\$1,082.00		
Includes above item numbers:			
1109. Lender's coverage			
1110. Owner's coverage \$200,000.00 \$1,082.00			
1111. Photo copies to Clerk of the Court	\$316.00		
1112. Wire Fee to Residential Title & Escrow Company	\$40.00		
1113. Courier charge to UPS	\$75.00		
1200.Government Recording and Transfer Charges			
1201. Recording fees:	\$115.00		
1202. City/county tax/stamps: Deed \$3,000.00	\$3,000.00		
1203. State tax/stamps: Deed \$1,000.00	\$1,000.00		
1204. Recordation Tax to Director of Finance	\$2,000.00		
1205. Record Partial Assignment and Assumption of LDA to Clerk of the Court	\$60.00		
1206.			
1300.Additional Settlement Charges			
1301. Survey			
1302. Pest inspection			
1303.			
1304.			
1305. 105341-A1 Purchase Ground Rent on 545 N. Pulaski Street to Residential Title & Escrow Company	\$2,976.00		
1306. 105341-A2 - Purchase of Ground Rent on 1635 N. Durham Street to Residential Title & Escrow Com	\$2,321.40		
1307. 105341-A3 - Purchase of Ground Rent on 1710 Presstman Street to Residential Title & Escrow Com	\$2,250.00		
1308. 105341-A4 Purchase of Ground Rent on 2267 W. Baltimore Street to Residential Title & Escrow Co	\$2,553.50		
1309. 105341-A5 - Purchase of Ground Rent on 2304 W. Fayette Street to Residential Title & Escrow Com	\$2,720.35		
1310. 105341-A6 - Purchase of Ground Rent on 4716 Pimlico Road to Residential Title & Escrow Compan	\$2,478.78		
1311. 105341-A7 - Purchase of Ground Rent on 4805 Reisterstown Road to Residential Title & Escrow Co	\$2,990.00		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$37,328.03		\$0.00

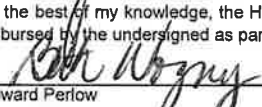
Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

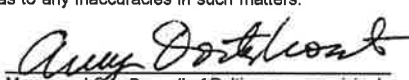
CERTIFICATION:

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 HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.


Baltimore Excel 811 LLC, a Delaware limited liability company, its successors and assigns

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Howard Perlow


Mayor and City Council of Baltimore, a municipal corporation of the State of Maryland, acting by and through the Department of Housing and Community Development

5-15-2025
Date

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.

Exhibit A – List of Properties

	Address	City	State	Zip	Real Property Acct
1	1318 N Carey St	Baltimore	MD	21217	0315110036A011
2	1320 N Carey St	Baltimore	MD	21217	0315110036A012
3	1322 N Carey St	Baltimore	MD	21217	0315110036A013
4	1326 N Carey St	Baltimore	MD	21217	0315110036A015
5	1329 N Carey St	Baltimore	MD	21217	0315120037 018
6	1331 N Carey St	Baltimore	MD	21217	0315120037 019
7	1530 Baker St	Baltimore	MD	21217	0315140017 046
8	1618 Cliftview Ave	Baltimore	MD	21213	0308024165 033
9	1626 W Saratoga St	Baltimore	MD	21223	0319040150 046
10	1635 N Durham St	Baltimore	MD	21213	0308191467 075
11	1639 N Durham St	Baltimore	MD	21213	0308191467 073
12	1710 Presstman St	Baltimore	MD	21217	0315080021 075
13	1718 Poplar Grove St	Baltimore	MD	21216	0315052411 010
14	1917 Walbrook Ave	Baltimore	MD	21217	0315163207 050
15	2133 Harford Rd	Baltimore	MD	21218	0308024163 003
16	2147 Harford Rd	Baltimore	MD	21218	0308024163 010
17	2267 W Baltimore St	Baltimore	MD	21223	0320140204 004
18	2304 W Fayette St	Baltimore	MD	21223	0320142154 012
19	2701 Harlem Ave	Baltimore	MD	21216	0316072377C061
20	2703 Presbury St	Baltimore	MD	21216	0315062404 019
21	4716 Pimlico Rd	Baltimore	MD	21215	0327184623 058
22	4805 Reisterstown Rd	Baltimore	MD	21215	0327204609 033
23	507 Bloom St	Baltimore	MD	21217	0314060314 024
24	510 N Pulaski St	Baltimore	MD	21223	0320220117 006
25	545 N Pulaski St	Baltimore	MD	21223	0320220118 023