



A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File No. 2026-MD-2157	7. Loan No.	8. Mortgage Insurance Case No.
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 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: Carlos Diaz Guerra and Melvin Corado Castro 18 Thomas Avenue Baltimore, MD 21225	E. Name & Address of Seller: Bradley Beutel 6 Birdie Court Grasonville, MD 21638	F. Name & Address of Lender: Bradley Beutel 6 Birdie Court Grasonville, MD 21638
G. Property Location: 4613 Pennington Avenue Baltimore, MD 21226	H. Settlement Agent: Definitive Title, LLC Place of Settlement: 754 Washington Boulevard Baltimore, MD 21230	I. Settlement Date: 07/01/2026 Funding Date: 07/01/2026 Disbursement Date: 07/01/2026

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$99,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$9,232.52
104.	
105.	
Adjustment 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	\$108,232.52
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	\$2,000.00
202. Principal amount of new loan(s)	\$97,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213. Metered Water 06/01/2026 to 07/01/2026	\$48.90
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$99,048.90
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$108,232.52
302. Less amounts paid by/for borrower (line 220)	\$99,048.90
303. Cash ☒ From ☐ To Borrower	\$9,183.62

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$99,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment 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	\$99,000.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	\$2,000.00
502. Settlement charges to seller (line 1400)	\$1,977.76
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. Metered Water 06/01/2026 to 07/01/2026	\$48.90
514.	
515. Seller Financed Mortgage	\$97,000.00
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$101,026.66
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$99,000.00
602. Less reductions in amounts due seller (line 520)	\$101,026.66
603. Cash ☐ To ☒ From Seller	\$2,026.66