

A. Settlement Statement

B. Type of Loan

U.S. Department of Housing and Urban Development
OMB Approval No. 2502-0265

1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv. Unins.	6. File Number 25-9752	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 agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. 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.			TitleExpress Settlement System Printed 12/08/2025 at 09:53 VM
D. NAME OF BORROWER:		Fortura MD Properties LLC			
ADDRESS:		400 East Pratt St, Eighth Floor, Baltimore, MD 21202			
E. NAME OF SELLER:		GNJ Investor Marketing LLC			
ADDRESS:		4114 AUDREY AVENUE, BALTIMORE, MD 21225			
F. NAME OF LENDER:					
ADDRESS:					
G. PROPERTY ADDRESS:		1946 Lauretta Avenue, Baltimore, MD 21223			
H. SETTLEMENT AGENT:		Clearview Settlement Solutions, LLC			
PLACE OF SETTLEMENT:		1501 Sulgrave Avenue, Suite 208, Baltimore, MD 21209			
I. SETTLEMENT DATE:		12/09/2025			
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		7,500.00	401. Contract sales price		7,500.00
102. Personal Property			402. Personal Property		
103. Settlement charges to borrower (line 1400)		17,090.00	403.		
104.			404.		
105. water escrow		150.00	405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/town taxes	12/09/25 to 06/30/26	92.33	406. City/town taxes	12/09/25 to 06/30/26	92.33
107. County taxes			407. County taxes		
108. Assessments			408. Assessments		
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER			420. GROSS AMOUNT DUE TO SELLER		
24,832.33			7,592.33		
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER			500. REDUCTIONS IN AMOUNT DUE TO SELLER		
201. Deposit or earnest money		5,000.00	501. Excess Deposit (see instructions)		
202. Principal amount of new loans			502. Settlement charges to seller (line 1400)		533.60
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of First Mortgage Loan		
205.			505.		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
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. water adj	10/30/25 to 12/09/25	60.35	515. water adj	10/30/25 to 12/09/25	60.35
216.			516. water bill 10/29		2,256.02
217.			517. 2025 tax sale redemption		2,242.18
218.			518. Citation 57413841		2,000.00
219.			519. MB 0031724		214.67
220. TOTAL PAID BY/FOR BORROWER			520. TOTAL REDUCTION AMOUNT DUE SELLER		
5,060.35			7,306.82		
300. CASH AT SETTLEMENT FROM OR TO BORROWER			600. CASH AT SETTLEMENT TO OR FROM SELLER		
301. Gross amount due from borrower (line 120)		24,832.33	601. Gross amount due to seller (line 420)		7,592.33
302. Less amounts paid by/for borrower (line 220)		5,060.35	602. Less reduction amount due seller (line 520)		7,306.82
303. CASH FROM BORROWER			603. CASH TO SELLER		
19,771.98			285.51		

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein 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. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: 262148331) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____ / _____ SELLER(S) SIGNATURE(S): _____ / _____

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBERS: _____ (H) _____ (W)

SETTLEMENT STATEMENT

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L. SETTLEMENT CHARGES		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price \$7,500.00 =			
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at Settlement			
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 Application Fee			
807. Assumption Fee			
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From to @\$ /day			
902. Mortgage Insurance Premium for to			
903. Hazard Insurance Premium for to			
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance mo. @ \$ /mo			
1002. Mortgage Insurance mo. @ \$ /mo			
1003. City Property Tax mo. @ \$ 13.77 /mo			
1004. County Property Tax mo. @ \$ /mo			
1005. Annual Assessments mo. @ \$ /mo			
1009. Aggregate Analysis Adjustment		0.00	0.00
1100. TITLE CHARGES			
1101. Settlement or closing fee to Clearview Settlements Solutions, LLC		395.00	
1102. Abstract to Everton Abstracts, Inc.		200.00	
1103. Title examination tax sale to Clearview Settlements Solutions, LLC		495.00	
1104. Insured Closing Letter to Chicago Title Insurance Company			
1105. Document Preparation to Terry L. Trimble		175.00	
1106. Tax Sale Deed Handling to Clearview Settlement Solutions, LLC			275.00
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance to Chicago Title Insurance Company		300.00	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy 7,500.00 - 300.00			
1111. Overnight Fee to Clearview Settlement Solutions, LLC		25.00	
1112. recording tracking to Clearview Settlement Solutions, LLC		50.00	
1113. notary fees to Superior Notary Services		175.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$		60.00	
1202. State Recordation Tax Deed \$ 220.00 ; Mortgage \$		220.00	
1203. State Transfer Tax Deed \$ 110.00 ; Mortgage \$		110.00	
1204. City Transfer Tax Deed \$ 330.00 ; Mortgage \$		330.00	
1205. Tax Sale Deed Recording Fees			148.60
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey			
1302. Pest Inspection			
1303. Lien Certificate Reimb x 3 to Clearview Settlement Solutions, LLC		55.00	110.00
1304. Assignment Fee to Jennifer Ighodaro		14,500.00	
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		17,090.00	533.60

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.
Fortura MD Properties LLC

By: KSMC Property Holdings LLC, sole member, Camilo Mandujano, Member/, Kissy Mandujano, Member

GNJ Investor Marketing LLC

By: Michelle Agbodohu, Sole Member

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.

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: