

A. Settlement Statement

U.S. Department of Housing and
Urban Development

OMB Approval No. 2502-0265

B. Type of Loan		6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv. Unins.	2832842	
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: URBAN CONCEPTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY 308 S ANN STREET BALTIMORE, MD 21231	E. Name & Address of Seller: 207 SOUTH ANN LLC, A MARYLAND LIMITED LIABILITY COMPANY 207 S ANN STREET BALTIMORE, MD 21231	F. Name & Address of Lender:
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G. Property Location: 207 S ANN STREET BALTIMORE, MD 21231 (BALTIMORE CITY) (02-02-1754-004)	H. Settlement Agent Tax ID: 54-1595686 STEWART TITLE AND ESCROW, INC. 5300 WESTVIEW DR, SUITE 303, FREDERICK, MD 21703 (443) 275-6176 I. Settlement Date / Disbursement Date 2/12/2026 / 2/12/2026
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J. Summary of Borrower's Transaction <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">100. Gross Amount Due From Borrower</td> </tr> <tr> <td>101. Contract sales price</td> <td style="text-align: right;">\$292,500.00</td> </tr> <tr> <td>102. Personal Property</td> <td></td> </tr> <tr> <td>103. Settlement Charges to Borrower (line 1400)</td> <td style="text-align: right;">\$7,885.66</td> </tr> <tr> <td>104.</td> <td></td> </tr> <tr> <td>105.</td> <td></td> </tr> <tr> <td colspan="2">Adjustments for items paid by seller in advance</td> </tr> <tr> <td>106. City/town taxes</td> <td></td> </tr> <tr> <td>107. County taxes 2/12/2026 to 6/30/2026 @ \$7,200.53/Year</td> <td style="text-align: right;">\$2,722.39</td> </tr> <tr> <td>108. Assessments</td> <td></td> </tr> <tr> <td>109.</td> <td></td> </tr> <tr> <td>110.</td> <td></td> </tr> <tr> <td>111.</td> <td></td> </tr> <tr> <td>112.</td> <td></td> </tr> <tr> <td>120. 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