

**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File No. 25-5880	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: Radule Velickovic 1526 Charlotte Avenue Baltimore, MD 21224	E. Name & Address of Seller: Tax Properties One, LLC 2833 Smith Avenue Suite 117 Baltimore, MD 21209	F. Name & Address of Lender:
G. Property Location: 1526 Charlotte Avenue Baltimore, MD 21224	H. Settlement Agent: Salazar Law, P.C. Place of Settlement: 1517 Reisterstown Road First Floor Baltimore, MD 21208	I. Settlement Date: 10/21/2025 Funding Date: 10/21/2025 Disbursement Date: 10/21/2025

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$99,900.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$4,337.73
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	\$104,237.73
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	\$5,000.00
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 07/01/2025 to 10/21/2025	\$210.99
211. County Taxes	
212. Assessments	
213. Water 09/21/2025 to 10/21/2025	\$55.00
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$5,265.99
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$104,237.73
302. Less amounts paid by/for borrower (line 220)	\$5,265.99
303. Cash ☒ From ☐ To Borrower	\$98,971.74

K. Summary of Seller's Transaction

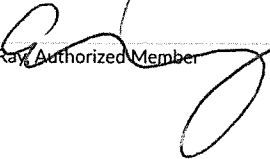
400. Gross Amount Due to Seller	
401. Contract sales price	\$99,900.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$99,900.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$16,552.87
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 07/01/2025 to 10/21/2025	\$210.99
511. County Taxes	
512. Assessments	
513. Water 09/21/2025 to 10/21/2025	\$55.00
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$16,818.86
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$99,900.00
602. Less reductions in amounts due seller (line 520)	\$16,818.86
603. Cash ☒ To ☐ From Seller	\$83,081.14

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

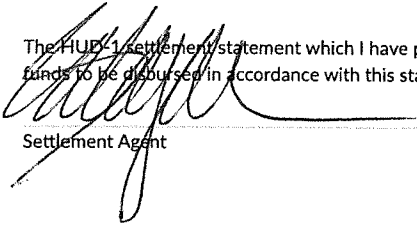
L. Settlement Charges

700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :			
701. \$3,496.50 to Lazar Real Estate			
702. \$2,497.50 to Cummings & Co. Realtors			
703. Commission paid at settlement			\$5,994.00
704. Earnest deposit retained: \$2,497.50			
705. Selling agent admin fee to Cummings & Co. Realtors		\$595.00	
706. Listing Agent Admin Fee to Lazar Real Estate			\$295.00
800. Items Payable in Connection with Loan			
801. Our origination charge (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 (from GFE #3)			
805. Credit report (from GFE #3)			
806. Tax service (from GFE #3)			
807. Flood certification (from GFE #3)			
808.			
809.			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 10/21/2025 to 11/01/2025 (from GFE #10)			
902. Mortgage insurance premium (from GFE #3)			
903. Homeowner's insurance (from GFE #11)			
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account (from GFE #9)			
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Title services and lender's title insurance (from GFE #4)	\$550.00		
1102. Settlement or closing fee to Salazar Law, P.C. \$550.00			
1103. Owner's title insurance to The Security Title Guarantee Corporation of Baltimore (from GFE #5)	\$475.00		
1104. Lender's title insurance to The Security Title Guarantee Corporation of Baltimore			
1105. Lender's title policy limit \$			
1106. Owner's title policy limit \$99,900.00			
1107. Agent's portion of the total title insurance premium to Salazar Law. P.C. \$380.00			
1108. Underwriter's portion of the total title insurance premium to The Security Title Guarantee Corporation of Baltimore \$95.00			
1109. Courier Fee to Salazar Law. P.C.	\$50.00		
1110. Recording to M. Salazar	\$40.00		
1111. Judgement Reports to Salazar Law. P.C.	\$30.00		
1112. Lien certificate to Salazar Law. P.C.	\$55.00		
1113. Title Report to H. Klein	\$208.00		
1114. Document Preparation to Salazar Law. P.C.	\$35.00		
1115.			
1200. Government Recording and Transfer Charges			
1201. Government recording charges (from GFE #7)	\$60.00		
1202. Deed \$60.00 Mortgage \$ Release \$ to Circuit Court for Baltimore City			
1203. Transfer taxes (from GFE #8)	\$999.00		
1204. City/County tax/stamps Deed \$1,498.50 Mortgage \$ to Director of Finance			\$749.25
1205. State tax/stamps Deed \$499.50 Mortgage \$ to Circuit Court for Baltimore City			\$249.75
1206. Recordation Tax - City (Deed) to Director of Finance	\$500.00		\$500.00
1300. Additional Settlement Charges			
1301. Required services that you can shop for (from GFE #6)			
1302. Open Water to Director of Finance			\$816.36
1303. Open Taxes 25-26 to Director of Finance	\$685.73		
1304. Water Estimate to Director of Finance	\$55.00		
1305. Open Taxes 24-25 to Director of Finance			\$830.48
1306. Delinquent Ground Rent and Legal Fees to Piel Law Firm, LLC			\$2,203.90
1307. Misc Bill#0040378 to Director of Finance			\$238.22
1308. Misc Bill#0041558 to Director of Finance			\$297.73
1309. Misc Bill#0089409 to Director of Finance			\$175.69
1310. Misc Bill#9892399 to Director of Finance			\$239.02
1311. Misc Bill#9925207 to Director of Finance			\$345.98
1312. Misc Bill#9995416 to Director of Finance			\$361.79
1313. Recording Tax Sale Deed to Director of Finance			\$64.75
1314. Transfer Taxes			
1315. Bid Balance			
1316. Legal Fees to Chase & Chase			\$3,190.95
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$4,337.73		\$16,552.87


Radule Velickovic _____
Date _____

10/21/2025
Tax Properties One, LLC, a Maryland Limited Liability Company
By: 
Avi Ray, Authorized Member _____ Date _____

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 _____

Oct. 26, 2025
Date _____