

A. Settlement Statement

B. Type of Loan

1. ☐FHA

2. ☐FmHA

3. ☐Conv. Unins.

4. ☐VA

5. ☐Conv. Ins.

6. File Number
EP21-1027

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 "(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 02/04/2021 at 18:01 JLW

D. NAME OF BORROWER:

TaylorOne Investments LLC

ADDRESS:

10286 Nightmist Court, Columbia, MD 21044

E. NAME OF SELLER:

Theresa Richardson

ADDRESS:

4608 Kavon Avenue, Apt A, Baltimore, MD 21206

F. NAME OF LENDER:

ADDRESS:

G. PROPERTY ADDRESS:

2032 East Preston Street, Baltimore, MD 21213

☐ Principal Residence

☐ Other Real Estate

H. SETTLEMENT AGENT:

Eagle Premier Title Group, LLC

PLACE OF SETTLEMENT:

1118 C Light Street, Baltimore MD 21230

I. SETTLEMENT DATE:

02/05/2021

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	4,000.00	401. Contract sales price	4,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	2,234.00	403.	
104. Return of title EMD	-500.00	404.	
105. Title Credit	500.00	405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 02/05/21 to 06/30/21	124.17	406. City/town taxes 02/05/21 to 06/30/21	124.17
109. Assignment Fee	11,000.00	409.	
110. Water Escrow (4-5 readings)	200.00	410.	
111. Ground Rent 2/5/21-7/1/21	15.60	411. Ground Rent 2/5/21-7/1/21	15.60
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	17,573.77	420. GROSS AMOUNT DUE TO SELLER	4,139.77
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	410.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
		Dennis J. Slitzer	
205.		505.	
206. Ground Rent \$39/yr; 1/1&7/1		506. Ground Rent \$39/yr; 1/1&7/1	
207.		507. Ground Rent due 7/1/21	19.50
		Dackman Ground Rents	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
213.		513.	
214.		514. 2020/21 Taxes PAID \$310.44	
215.		515. 2019/20 Tax balance	31.78
216.		516. Water read 12/25/20	191.37
217.		517. Water 12/25/20-2/5/21	49.88
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	1,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	702.53
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	17,573.77	601. Gross amount due to seller (line 420)	4,139.77
302. Less amounts paid by/for borrower (line 220)	1,000.00	602. Less reduction amount due seller (line 520)	702.53
303. CASH FROM BORROWER	16,573.77	603. CASH TO SELLER	3,437.24

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.

SELLER INSTRUCTIONS: 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 by law to provide the settlement agent (Fed. Tax ID No:) 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): Theresa Richardson

SELLER(S) NEW MAILING ADDRESS: 4608 Kavon Ave Apt A Baltimore MD 21206

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

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 \$4,000.00 =			
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. @ \$ 25.87 /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 Eagle Premier Title Group, LLC	295.00	
1102. Abstract or title search	to Tony Smith	245.00	
1103. Title examination	to Eagle Premier Title Group, LLC	275.00	
1104. Title insurance binder	to Eagle Premier Title Group, LLC	99.00	
1105. Release Procure/Wire/Record	to Eagle Premier Title Group, LLC		275.00
1106. Notary Fees			
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to Old Republic National Title Insurance Co.	275.00	
(includes above items No:)			
1109. Lender's Policy			
1110. Owner's Policy	15,000.00 - 275.00		
1111. Lien Certificate	to Eagle Premier Title Group, LLC	55.00	
1112. Judgment Reports	to Eagle Premier Title Group, LLC	90.00	
1113. Post-closing/FedEx/courier	to Eagle Premier Title Group, LLC	125.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$ 60.00 ; Mortgage \$; Release \$ 50.00		110.00	
1202. State Recordation Tax	Deed \$ 150.00 ; Mortgage \$	130.00	20.00
1203. State Transfer Tax	Deed \$ 75.00 ; Mortgage \$	65.00	10.00
1204. City Transfer Tax	Deed \$ 225.00 ; Mortgage \$	195.00	30.00
1205. Transfer/record/prep/deed	to Clerk of the Circuit Court/EP	225.00	75.00
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey			
1302. Pest Inspection			
1303. Document Archival	to Document Archive Systems	50.00	
1304. Wire Fee	to Eagle Premier Title Group, LLC		
1305.			
1306.			
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		2,234.00	410.00

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. I agree to further adjustments in the event of errors or omissions and indemnify and hold harmless Settlement Agent against such error or omissions.

TaylorOne Investments LLC

By: Rajshone Taylor, Member

Theresa Richardson

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.

By:

DATE