

A. Settlement Statement
FINAL

U.S. Department of Housing and
Urban Development

OMB Approval No. 2502-0265

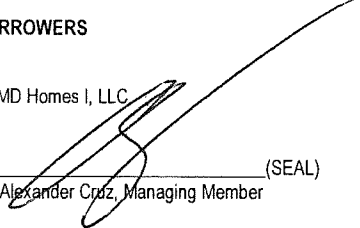
B. Type of Loan			
1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins.		6. File Number: MD80934-GR	7. Loan Number: 133724
4. ☐ VA 5. ☐ Conv. Ins.		8. Mortgage Insurance Case Number:	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: CRMD HOMES I, LLC 2331 YORK ROAD, SUITE 100 LUTHERVILLE TIMONIUM, MD 21093		E. Name & Address of Seller:	F. Name & Address of Lender: COMMERCIAL LENDER LLC PO BOX 3801 VERNON, CT 06066
G. Property Location: 3603 9TH STREET BALTIMORE, MD 21225 (BALTIMORE CITY) (25-06-7088-021)		H. Settlement Agent LAKESIDE TITLE COMPANY 9200 OLD ANNAPOLIS ROAD, SUITE 200, COLUMBIA, MD 21045 (410) 992-1070 Tax ID: 52-2064990	
		I. Settlement Date / Disbursement Date 2/16/2024 / 2/16/2024	
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		401. Contract sales price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$16,017.07	403.	
104. Open Water Bill thru 2/2 to Director of Finance, Baltimore City	\$294.75	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$16,311.82	420. Gross Amount Due To Seller	
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions in Amount Due To Seller	
201. Deposit or Earnest Money		501. Excess deposit (see instructions)	
202. Principal amount of new loan	\$157,500.00	502. Settlement Charges to Seller (line 1400)	
203. Existing loan taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
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.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$157,500.00	520. Total Reduction Amount Due Seller	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount Due From Borrower (line 120)	\$16,311.82	601. Gross Amount Due To Seller (line 420)	
302. Less Amounts Paid By/For Borrower (line 220)	\$157,500.00	602. Less Deduction in Amt. Due To Seller (line 520)	
303. Cash ☐ From ☒ To Borrower	\$141,188.18	603. Cash ☐ To ☐ From Seller	\$0.00

L. Settlement Charges		
700. Total Sales/Broker's Commission		
Division of Commission (line 700) as follows:		
701.	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702.		
703. Commission paid at Settlement		
704.		
800. Items Payable In Connection With Loan		
801. Loan Origination Fee 1.2500% to Commercial Lender LLC	\$1,968.75	
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
809. Underwriting Fee to Commercial Lender LLC	\$525.00	
810. Closing Fee to Elite Commercial Closings, LLC	\$995.00	
811. Post Closing Transfer Fee to Elite Commercial Closings, LLC	\$90.00	
812. Processing Fee to Beltway Lending LLC	\$100.00	
813. CDA Fee to Beltway Lending LLC	\$129.00	
900. Items Required By Lender To Be Paid In Advance		
901. Interest from 2/16/2024 to 3/1/2024 @ 36.3563/day to Commercial Lender LLC	\$508.99	
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance 14 months @ \$79.25 per month	\$1,109.50	
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes 11 months @ \$86.53 per month	\$951.83	
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee		
1102. Abstract or title search to First American / Lakeside Title Company	\$135.00	
1103. Title examination to Lakeside Title Company	\$690.00	
1104. Title insurance binder		
1105. Document preparation		
1106. Notary fees		
1108. Title Insurance to Lakeside Title Company	\$324.00	
(includes above item numbers:)		
1109. Lender's coverage \$157,500.00 Premium \$324.00 (First American Title Insurance Company: \$42.12)		
1110. Owner's coverage Premium \$0.00 (First American Title Insurance Company: \$0.00)		
1111. Closing Protection Letter to First American Title Insurance Company	\$45.00	
1112. Recording Services to Lakeside Title Recording Account	\$95.00	
1113. Lien Certificate to Director of Finance	\$55.00	
1115. Judgment Report to Lakeside Title Company	\$75.00	
1116. Commitment Fee to Lakeside Title Company	\$150.00	
11107. (includes above item numbers:)		
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$60.00;Mortgage \$115.00;Release ;	\$175.00	
1202. County tax/stamps: Deed \$440.00;Mortgage \$1,575.00;	\$2,015.00	
1203. State tax/stamps: Deed \$220.00;Mortgage ;	\$220.00	
1204. City tax/stamps: Deed \$660.00;Mortgage ;	\$660.00	
1300. Additional Settlement Charges		
1303. Escrow - Lien Certificate to Lakeside Title Company Escrow Account	\$5,000.00	
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$16,017.07	\$0.00

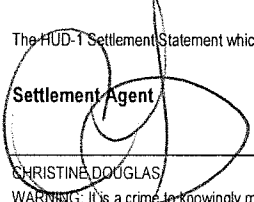
I have carefully reviewed the HUD Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD Settlement Statement.

BORROWERS

CRMD Homes I, LLC

By:  (SEAL)
Alexander Cruz, Managing Member

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

 Settlement Agent

Date

2/16/2024

CHRISTINE DOUGLAS

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