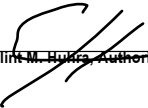


LAWYERS TRUST TITLE COMPANY www.lawyerstrusttitle.com Phone: 410-339-7580 Fax: 410-832-5959		A. Settlement Statement U.S. Department of Housing and Urban Development OMB No. 2502-0265	
		B. TYPE OF LOAN	
		1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins.	
		6. FILE NUMBER 21-755MD	7. LOAN 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 01/19/2022 at 08:59 JB	
D. NAME OF BORROWER: Clint Huhra c/o 414 Apartments, LLC, a Maryland Limited ADDRESS: Liability Company P.O Box 235, Timonium, MD 21093			
E. NAME OF SELLER: R E F I N A N C E ADDRESS:			
F. NAME OF LENDER: Boaz Properties, LLC ADDRESS: 36576 Innsbrook Circle, Purcellville, VA 20132			
G. PROPERTY ADDRESS: 414-416 South Conkling Street, Baltimore, MD 21224			
H. SETTLEMENT AGENT: Lawyers Trust Title Company PLACE OF SETTLEMENT: 1954 Greenspring Drive, Ste 650, Timonium, MD 21093			
I. SETTLEMENT DATE: 01/20/2022			
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)	646,897.77	403.	
104.		404.	
105.		405.	
Adjustmtns for items paid by seller in advance		Adjustmtns 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. 7/1/21-6/30/22 prop. taxes	1,698.70	409.	
110. 7/1/20-6/30/21 prop. taxes	57.29	410.	
111. Open water bill	1,060.64	411.	
112. Property registration fees	285.60	412.	
120. GROSS AMOUNT DUE FROM BORROWER	650,000.00	420. GROSS AMOUNT DUE TO SELLER	
200. AMOUNTS PAID BY OR ON 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 loans	650,000.00	502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504.	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustmtns for items unpaid by seller		Adjustmtns 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	650,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	650,000.00	601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)	650,000.00	602. Less reduction amount due seller (line 520)	
303. CASH FROM BORROWER	0.00	603. CASH TO SELLER	0.00

L. SETTLEMENT CHARGES		PAID FROM	PAID FROM
700. TOTAL SALES/BROKER'S COMMISSION based on price \$ =		BORROWER'S	SELLER'S
Division of commission (line 700) as follows:		FUNDS AT	FUNDS AT
701. \$	to	SETTLEMENT	SETTLEMENT
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. Repament/payoff to Boaz	to Boaz Properties, LLC	208,893.00	
806. Construction holdback	to Boaz Properties, LLC	428,348.77	
807. Attorney fee	to Law Offices of Steven B. Preller	750.00	
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day		
902. Mortgage Insurance Premium for	0 mont to		
903. Hazard Insurance Premium for	0 mont to		
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER FOR			
1001. Hazard Insurance	mo. @ \$ /mo		
1002. Mortgage Insurance	mo. @ \$ /mo		
1003. City Property Tax	mo. @ \$ /mo		
1004. County Property Tax	mo. @ \$ /mo		
1005. Annual Assessments	mo. @ \$ /mo		
1009. Aggregate Analysis Adjustment			
1100. TITLE CHARGES			
1101. Settlement or Closing Fee	to Lawyers Trust Title Company	150.00	
1102. Abstract or Title Search	to John Paul Rogers	200.00	
1103. Title Examination	to Lawyers Trust Title Company	295.00	
1104. Title Insurance Binder	to Lawyers Trust Title Company	100.00	
1105. Document Preparation	to Lawyers Trust Title Company	95.00	
1106. Notary Fees	to Michelle Dorsey	10.00	
1107. Attorney's fees			
(includes above items No:)			
1108. Title Insurance	to First American Title Insurance Company	1,041.00	
(includes above items No:)			
1109. Lender's Policy	650,000.00 - 1,041.00		
1110. Owner's Policy			
1111.			
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees Deed \$	; Mortgage \$ 115.00 ; Release \$	115.00	
1202. State Recordation Tax	Deed \$ 6,500.00 ; Mortgage \$	6,500.00	
1203. State Transfer Tax	Deed \$; Mortgage \$		
1204. City Transfer Tax	Deed \$; Mortgage \$		
1205. Hand recording fee Deed \$	; Mortgage \$ 100.00 ; Release \$	100.00	
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Baltimore City lien sheets	to Baltimore City/LTC	165.00	
1302. Judgmetn reports/copies	to Property Insight/LTTC	87.00	
1303. Courier fees	to UPS/LTTC	48.00	
1304.			
1305.			
1306.			
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		646,897.77	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and beleif, it is a true and accurate statement of all receipts and disbursements made on my account in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

414 Apartments, LLC, a Maryland Limited Liability Company

By:  _____
Clint M. Hukra, Authorized Person

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

Settlement Agent _____ Date _____

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