

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		6. File Number 2130625	7. Loan Number
4. ☐ VA 5. ☐ Conv Ins. 6. ☐ Seller Finance		8. Mortgage Ins Case Number	
7. ☒ Cash Sale.			
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 Baltimore Exec1 03 LLC 829 N. 29th Street Philadelphia, PA 19130		E. Name & Address of Seller Nice Propeller Real Estate LLC 3503 Glen Avenue Baltimore, MD 21215	
F. Name & Address of Lender CASH DEAL			
G. Property Location 3423 Edmondson Avenue Baltimore, MD 21229		H. Settlement Agent Name Castle Title, LLC 1447 York Road Suite 606 Lutherville, MD 21093 Tax ID: 20-5347540 Underwritten By: First American Title Insurance Company Place of Settlement Castle Title, LLC 1447 York Road Suite 606 Lutherville, MD 21093	
I. Settlement Date 12/22/2021		Fund: 12/22/2021	
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	\$46,000.00	401. Contract Sales Price	\$46,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$5,011.28	403.	
104. Assignment Fee	\$6,000.00	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. County Property taxes		406. County Property taxes	
107. Water/Sewer		407. Water/Sewer	
108. Prorated Ground Rent		408. Prorated Ground Rent	
109. Prorated Rent		409. Prorated Rent	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$57,011.28	420. Gross Amount Due to Seller	\$46,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$5,000.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$8,597.88
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. County Property taxes		510. County Property taxes	
211. Water/Sewer 12/04/21 to 12/22/21	\$23.11	511. Water/Sewer 12/04/21 to 12/22/21	\$23.11
212. Prorated Ground Rent		512. Prorated Ground Rent	
213. Prorated Rent		513. Prorated Rent	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$5,023.11	520. Total Reduction Amount Due Seller	\$8,620.99
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$57,011.28	601. Gross Amount due to seller (line 420)	\$46,000.00
302. Less amounts paid by/for borrower (line 220)	\$5,023.11	602. Less reductions in amt. due seller (line 520)	\$8,620.99
303. Cash From Borrower	\$51,988.17	603. Cash To Seller	\$37,379.01
Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.		Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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. The information requested does not lend itself to confidentiality.	

L. Settlement Charges					
700. Total Sales/Broker's Commission based on price			\$46,000.00	@ % = \$0.00	
Division of Commission (line 700) as follows:					
701.			to		
702.			to		
703. Commission Paid at Settlement					
800. Items Payable in Connection with Loan				\$0.00	\$0.00
801.	Loan Origination Fee	%	to		
802.	Loan Discount	%	to		
803.	Appraisal Fee		to		
804.	Credit Report		to		
805.	Lender's Inspection Fee		to		
806.	Mortgage Application		to		
807.	Broker Fee		to		
808.	Tax Service Fee		to		
809.	Flood Certification		to		
810.	YSP		to		
811.	Service Release Premium		to		
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from	12/22/2021	to 1/1/2022 @ \$0/day		
902.	Mortgage Ins Premium for	months	to		
903.	Hazard Ins Premium for	years	to		
1000. Reserves Deposited With Lender					
1001.	Hazard Insurance	months @	per month		
1002.	Mortgage insurance	months @	per month		
1003.	County Property taxes	months @	per month		
1004.	Water/Sewer	months @	per month		
1005.	Prorated Ground Rent	months @	per month		
1006.	Prorated Rent	months @	per month		
1007.		months @	per month		
1008.		months @	per month		
1011. Aggregate Adjustment					
1100. Title Charges					
1101.	Settlement or closing fee	to	Castle Title, LLC	\$375.00	
1102.	Abstract or title search	to	Mortiles, LLC	\$135.00	
1103.	Title examination	to	Castle Title, LLC	\$595.00	
1104.	Title insurance binder	to	Castle Title, LLC		
1105.	Judgment Report and Review	to	Castle Title, LLC	\$95.00	
1106.	Doc Prep	to	Castle Title, LLC	\$95.00	
1107.	Binder Prep	to	Castle Title, LLC	\$95.00	
(includes above items numbers:)					
1108.	Title insurance	to	First American	\$475.00	
(includes above items numbers:)					
1109.	Lender's coverage	\$0.00/\$200.00			
1110.	Owner's coverage	\$52,000.00/\$275.00			
1111.	Hand recording fee	to	MP Recordings, LLC	\$50.00	
1112.	Prepare/Track/Record Release	to	Castle Title, LLC		
1113.	Lien Sheet	to	Castle Title, LLC	\$55.00	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$60.00 ; Mortgage ; Rel	to CLERK OF THE CIRCUIT COURT	\$60.00	
1202.	City/county tax/stamps	Deed \$460.00 ; Mortgage	to CLERK OF THE CIRCUIT COURT	\$460.00	
1203.	State tax/stamps	Deed \$230.00 ; Mortgage	to CLERK OF THE CIRCUIT COURT	\$230.00	
1204.	MD CTY TRANSFER TAX	to	CLERK OF THE CIRCUIT COURT	\$690.00	
1205.	Rec Tax for Assignment	to	CLERK OF THE CIRCUIT COURT	\$180.00	
1300. Additional Settlement Charges					
1301.	COVID-19 Escrow	to	ESCROW	\$500.00	
1302.	Water Bill	to	Director of Finance		\$7,217.88
1303.	21-22 R. E Taxes 12/22/21-06/30/22	to	Director of Finance	\$921.28	
1304.	Environmental Citations	to	Director of Finance - Liens Unit		\$1,380.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$5,011.28	\$8,597.88

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 completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

Baltimore Excel 03 LLC

By Eyal Guigui

Nice Propeller Real Estate LLC

By David M Bellelis

SETTLEMENT AGENT CERTIFICATION

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

Settlement Agent

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.

Date

L. Settlement Charges						
700. Total Sales/Broker's Commission based on price		\$46,000.00	@ % =	\$0.00	Paid From	Paid From
Division of Commission (line 700) as follows:					Borrower's	Seller's
701. _____ to _____					Funds at	Funds at
702. _____ to _____					Settlement	Settlement
703. Commission Paid at Settlement					\$0.00	\$0.00
800. Items Payable in Connection with Loan						
801. Loan Origination Fee % to _____						
802. Loan Discount % to _____						
803. Appraisal Fee to _____						
804. Credit Report to _____						
805. Lender's Inspection Fee to _____						
806. Mortgage Application to _____						
807. Broker Fee to _____						
808. Tax Service Fee to _____						
809. Flood Certification to _____						
810. YSP to _____						
811. Service Release Premium to _____						
900. Items Required by Lender To Be Paid in Advance						
901. Interest from 12/22/2021 to 1/1/2022 @ \$0/day						
902. Mortgage Ins Premium for months to _____						
903. Hazard Ins Premium for years to _____						
1000. Reserves Deposited With Lender						
1001. Hazard Insurance months @ _____ per month						
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1003. County Property taxes months @ _____ per month						
1004. Water/Sewer months @ _____ per month						
1005. Prorated Ground Rent months @ _____ per month						
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1100. Title Charges						
1101. Settlement or closing fee to Castle Title, LLC					\$375.00	
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Settlement Agent _____ Date 12/22/21

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