

A. Settlement Statement

U.S. Department of Housing and
Urban Development

CMB Approval No. 2502-0265

B. Type of Loan

1. ☐ FHA	2. ☐ FmHA	3. ☐ Conv. Unins.	6. File Number: MD-102628	7. Loan Number:	8. Mortgage Insurance Case Number:
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 table.

D. Name & Address of Borrower: BALTIMORE EXCEL 01 LLC, A DELAWARE LIMITED LIABILITY COMPANY 829 N 29TH STREET PHILADELPHIA, PA 19130	E. Name & Address of Seller: MARC WYNER P.O. BOX 516 OWINGS MILLS, MD 21117	F. Name & Address of Lender:
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G. Property Location: 2857 WEST GARRISON AVENUE BALTIMORE, MD 21215 (BALTIMORE CITY) (27-19-4747A-035)	H. Settlement Agent: MICASA TITLE GROUP, LLC 1777 REISTERSTOWN ROAD, SUITE 240, BALTIMORE, MD 21208 (410) 753-3500
	I. Settlement Date / Disbursement Date 1/24/2020 / 1/24/2020

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower

101. Contract sales price	\$19,250.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$2,192.95
104. Water Escrow to Baltimore City Dept of Finance	\$200.00
105.	

Adjustments for items paid by seller in advance

106. City/town taxes 1/24/2020 to 6/30/2020 @ \$1,027.88/Year	\$444.95
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	

120. Gross Amount Due From Borrower \$22,087.90

200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or Earnest Money	\$2,000.00
202. Principal amount of new loan	
203. Existing loan taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	

Adjustments for items unpaid by seller

210. City/town taxes	
211. County taxes	
212. Assessments	
213. Water Promotion 12/25/2019 to 1/24/2020	\$26.86
214.	
215.	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower \$2,026.86

300. Cash At Settlement From/To Borrower

301. Gross Amount Due From Borrower (line 120)	\$22,087.90
302. Less Amounts Paid By/For Borrower (line 220)	\$2,026.86

303. Cash ☒ From ☐ To Borrower \$20,061.04

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller

401. Contract sales price	\$19,250.00
402. Personal Property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City/town taxes 1/24/2020 to 6/30/2020 @ \$1,027.88/Year	\$444.95
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	

420. Gross Amount Due To Seller \$19,694.95

500. Reductions in Amount Due To Seller

501. Excess deposit (see instructions)	
502. Settlement Charges to Seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. See Addendum 506	\$1,865.00
507. See Addendum 507	\$97.20
508. 2019/2020 property tax due to Baltimore City Dept of	\$1,027.88
509. Water Due- Read Date 12/25 to Baltimore City Dept of	\$68.04

Adjustments for items unpaid by seller

510. City/town taxes	
511. County taxes	
512. Assessments	
513. Water Promotion 12/25/2019 to 1/24/2020	\$26.86
514.	
515.	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller \$3,084.98

600. Cash At Settlement To/From Seller

601. Gross Amount Due To Seller (line 420)	\$19,694.95
602. Less Deduction in Amt. Due To Seller (line 520)	\$3,084.98

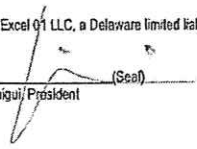
603. Cash ☒ To ☐ From Seller \$16,609.97

L. Settlement Charges		
700. Total Sales/Broker's Commission		
Division of Commission (line 700) as follows:		
701. to	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. to		
703. Commission paid at Settlement		
704. Buyer's Premium: \$1,750.00 POC held by Ashland Auction Group		
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 Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid in Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to MiCasa Title Group, LLC	\$250.00	
1102. Abstract or title search to MiCasa Title Group, LLC	\$295.00	
1103. Title examination to MiCasa Title Group, LLC	\$350.00	
1104. Title insurance binder to MiCasa Title Group, LLC	\$175.00	
1105. Document preparation to MiCasa Title Group, LLC	\$150.00	
1106. Notary fees		
1107. Attorney's fees		
(includes above item numbers:)		
1108. Title Insurance to MiCasa Title Group, LLC	\$175.00	
(includes above item numbers:)		
1109. Lender's coverage Premium to MiCasa Title Group, LLC		
1110. Owner's coverage \$19,250.00 Premium \$175.00 to MiCasa Title Group, LLC		
1114. Courier/Wire Fee to MiCasa Title Group, LLC	\$100.00	
1115. Lien Certificate to MiCasa Title Group, LLC	\$57.95	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$60.00; Mortgage :Release :	\$60.00	
1202. County tax/stamps: Deed \$288.75; Mortgage :	\$288.75	
1203. State tax/stamps: Deed \$96.25; Mortgage ;	\$96.25	
1204. City tax/stamps: Deed :Mortgage ;		
1205. Deed Recordation Tax to Circuit Court for Baltimore City	\$195.00	
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest Inspection		
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$2,192.95	\$0.00

I have carefully reviewed the HUD-1 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-1 Settlement Statement.

BORROWERS

Baltimore Excel 01 LLC, a Delaware limited liability company

By:  (Seal)
Eyal Guigui, President

SELLERS


MARC WYNER

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


Maie Papavasiliou

Date

1/24/2020

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

**Supplemental Page
HUD-1 Settlement Statement**

Addendums for Page 1		Amount
Addendum 506		
a. Environmental Citation 55676829 to Baltimore City Dept of Finance		\$65.00
b. Environmental Citation# 55676837 to Baltimore City Dept of Finance		\$50.00
c. Earnest money retained by Ashland Auction Group		\$1,750.00
	Total:	\$1,865.00
Addendum 507		
a. Disbursed as proceeds (\$250.00)		
b. Property Registration to Baltimore City Dept of Finance		\$97.20
	Total:	\$97.20