GPN Title, Inc.
700 King Farm Boulevard
Suite 130
Rockville, MD 20850
(301) 294-4055

ALTA Borrower's Settlement Statement

File #:	23-8078	**Property**	3200 Kenyon Avenue Baltimore, MD 21213	**Settlement Date**	03/31/2023
Prepared:	04/03/2023			**Disbursement Date**	04/03/2023
Principal Attorney:	George Glekas	**Borrower**	RICH Funding LLC 1425 West Tuolumne Road Turlock, CA 95382		
		Lender	Lima One Capital, LLC 201 East McBee Avenue Suite 300 Greenville, SC 29601		

Description	Borrower	
	Debit	Credit
Primary Charges & Credits		
Loan Amount		$80,000.00
Loan Charges		
Origination Fee to Lima One Capital, LLC	$1,750.00	
Processing Fee to Lima One Capital, LLC	$900.00	
Servicing Setup Fee to Lima One Capital, LLC	$270.00	
Credit Report Fee to Lima One Capital, LLC	$50.00	
Impounds		
Homeowner's insurance	$900.00	
Property taxes	$2,084.92	
Interest Reserve Escrow	$2,507.25	
Prepaid Interest 4/3/23 - 5/1/23		
Government Recording and Transfer Charges		
Recording Fees	$115.00	
---Mortgage: $115.00		
Assignment of Leases and Rents to Circuit Court of Baltimore City	$60.00	
Recordation Tax (City Security Instrument Taxes) to Director of Finance	$800.00	
Title Charges		
Title - Abstract Fee to GPN Title, Inc.	$225.00	
Title - CPL (Lender) to First American Title Insurance Company	$45.00	
Title - Lender's Title Policy to First American Title Insurance Company	$275.00	
Title - Overnight /SimpliFile Recording Fee to GPN Title, Inc.	$75.00	
Title - Remote Closing Fee to GPN Title, Inc.	$175.00	
Title - Settlement Fee to GPN Title, Inc.	$985.00	
Miscellaneous Charges		
Lien Cert Reimbursement to GPN Title, Inc.	$56.31	

	Debit	Credit
Subtotals	$11,273.48	$80,000.00
Due to Borrower	$68,726.52	
Totals	$80,000.00	$80,000.00

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize GPN Title, Inc. to cause the funds to be disbursed in accordance with this statement.

RICH Funding LLC, a Delaware Limited Liability Company

By: _____ 3-31-2023
Richard Echevarria, Sole Member — Date

_____ 3/31/23
Settlement Agent — Date