A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No 2502-0265

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv Ins.	6. File No. **24-4308**	7. Loan No. **211705**	8. Mortgage Insurance Case No.

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:	E. Name & Address of Seller:	F. Name & Address of Lender:
NIENBURG BAY INVESTMENTS, LLC **1201 Seven Locks Road** **Rockville, MD 20854**	**RPS 56, LLC** **3000 Chestnut Avenue** **109B** **Baltimore, MD 21211**	**LYNK Investments, LLC** **7100 Six Forks Road** **Suite 335** **Raleigh, NC 27615**
G. Property Location: **107 Upmanor Road** **Baltimore, MD 21229**	H. Settlement Agent: **Cotton Duck Title Company** Place of Settlement: **921 West 36th Street Baltimore, MD 21211**	I. Settlement Date: **08/05/2024** Funding Date: **08/05/2024** Disbursement Date: **08/05/2024**

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	$140,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	$14,075.62
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	**$154,075.62**
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	$5,000.00
202. Principal amount of new loan(s)	$105,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes 07/01/2024 to 08/05/2024	$220.15
211. County Taxes	
212. Assessments	
213. Ground Rent 03/01/24-08/05/24	$36.36
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	**$110,256.51**
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$154,075.62
302. Less amounts paid by/for borrower (line 220)	$110,256.51
303. Cash ☒ From ☐ To Borrower	$43,819.11

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$140,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	**$140,000.00**
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	$13,195.37
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes 07/01/2024 to 08/05/2024	$220.15
511. County Taxes	
512. Assessments	
513. Ground Rent 03/01/24-08/05/24	$36.36
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	**$13,451.88**
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$140,000.00
602. Less reductions in amounts due seller (line 520)	$13,451.88
603. Cash ☒ To ☐ From Seller	$126,548.12

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 Real Estate Broker Fees	**Paid From Borrower's Funds at Settlement**	**Paid From Seller's Funds at Settlement**
Division of commission (line 700) as follows :		
701. $4,900.00 to EXP Realty		
702. $3,500.00 to Northgate Realty		
703. Commission paid at settlement		$8,400.00
704. Broker Flat/Admin Fee to Northgate Realty	$475.00	
800. Items Payable in Connection with Loan		
801. Our origination charge	$393.75	
802. Your credit or charge (points) for the specific interest rate chosen		
803. Appraisal fee		
804. Credit report to LYNK Investments, LLC	$198.00	
805. Tax service		
806. Flood certification		
807. Processing Fee to LYNK Investments, LLC	$1,295.00	
808. Property Review Fee to LYNK Investments, LLC	$149.00	
809.		
810.		
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 08/05/2024 to 09/01/2024 @ $21.88 /day	$590.76	
902. Mortgage insurance premium		
903. Homeowner's insurance to State Farm	$766.00	
904. 2024-25 RPT to Director of Finance (RPT)	$2,289.98	
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account	$1,464.13	
1002. Homeowner's insurance: 5 months @ $63.83 per month $319.15		
1003. Mortgage insurance		
1004. Property taxes: 6 months @ $190.83 per month $1,144.98		
1005.		
1006.		
1007. Aggregate Adjustment $0.00		
1100. Title Charges		
1101. Settlement or closing fee to Cotton Duck Title Company	$400.00	
1102. Owner's title insurance to Old Republic National Title Insurance Company	$569.25	
1103. Lender's title insurance to Old Republic National Title Insurance Company	$351.75	
1104. Lender's title policy limit $105,000.00		
1105. Owner's title policy limit $140,000.00		
1106. Title Search by Attorney to Harvey & Harvey Attys at Law	$200.00	
1107. TItle Exam by Attorney to Harvey & Harvey Attys at Law	$200.00	
1108. Recording Processing & Walk Through to Recordings R Us/CDTC	$100.00	
1109. Judgment Reports to Property Insight/H&H-$15/name	$30.00	
1110. Lien Certificate(s) to Director of Finance/CDTC	$60.00	
1111. Secure Mortgage Payoff/Tracking/Release to Cotton Duck Title Company		
1112. Title Insurance Binder to Cotton Duck Title Company	$50.00	
1113. Ground Redemption	$1,400.00	
1114. Ground Redemption Deed Prep to Cotton Duck Title Company	$350.00	
1115. CPL (Lender) to Old Republic National Title Insurance Company	$30.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed $120.00 Mortgage $115.00 Release $115.00 to Circuit Court for Baltimore City	$235.00	$115.00
1202. City/County tax/stamps Deed $2,100.00 Mortgage $ to Director of Finance	$1,050.00	$1,050.00
1203. State tax/stamps Deed $700.00 Mortgage $ to Circuit Court for Baltimore City	$350.00	$350.00
1204. Recordation Tax - City (Deed) to Director of Finance	$700.00	$700.00
1205. State Recordation GR Redemption to Director of Finance (GR SRT)	$15.00	
1206. State Transfer Tax GR Redemption to Circuit Court for Baltimore City (GR)	$7.00	
1207. City Transfer Tax GR Redemption to Director of Finance (GR CTT)	$21.00	
1208. Assignment of Rents and Leases to Clerk of the Court	$60.00	
1300. Additional Settlement Charges		
1301.		
1302.		
1303. Overnight Delivery to FedEx/CDTC-$25 each	$25.00	
1304. Verified Wires, incoming or outgoing to M&T Bank/CDTC-$25 each	$50.00	$25.00
1305. Data Encryption/Notaries/File Storage to Cotton Duck Title Company	$100.00	
1306.		
1307.		
1308. Water Escrow - Buyer to Water Escrow - Buyer	$100.00	
1309. Ground Rent Due to GR Express LLC		$84.00
1310. OPEN Water Bill Read 6/11 to Director of Finance (H2O)		$2,221.37
1311. Escrow Recording to Recording Escrow (Seller)		$250.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	**$14,075.62**	**$13,195.37**

See signature addendum

NIENBURG BAY INVESTMENTS, LLC, a Maryland Limited Liability Company

By: _____

Jesus Obregon, Managing Member Date

By: _____

Nicole Obregon, Member Date

RPS 56, LLC, a Maryland Limited Liability Company
By: REMINGTON PROPERTIES, LLC, a Maryland Limited Liability Company, its Manager,

By: _____

C. Patrick Creaney, aka Conor P. Creaney, Manager Date

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

Settlement Agent Date