MID-ATLANTIC TITLE LLC

Where Customer Service Matters

100 West Road, Suite 215 • Towson, MD 21204
Telephone: 410-321-6075 • Fax: 410 337-8607

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	7. LOAN NUMBER
21-H-1965MLG	121130

8. MORTGAGE INSURANCE CASE NUMBER

UNDERWRITER: Westcor Land Title Insurance Comp

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 08/25/2021 at 13:43 MLG

D. NAME OF BORROWER: Andino Properties, LLC
ADDRESS: 317 Harlem Lane, Catonsville, MD 21228

E. NAME OF SELLER: DCB Invest, LLC
ADDRESS: 119 Old Court Road, Baltimore, MD 21208

F. NAME OF LENDER: Rehab Financial Group, LP
ADDRESS: 1062 Lancaster Avenue, Suite 15 C, Rosemont, PA 19010

G. PROPERTY ADDRESS: 1615 CYPRESS STREET, BALTIMORE, MD 21226

H. SETTLEMENT AGENT: Mid-Atlantic Title, LLC
PLACE OF SETTLEMENT: 100 West Road, Suite 215, Towson, MD 21204

I. SETTLEMENT DATE: 08/26/2021

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	52,800.00	401. Contract sales price	52,800.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	15,639.43	403.	
104. Repair Escrow	70,650.00	404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments 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. Taxes 2020	1.36	409. Taxes 2020	1.36
110. Interest 6/30 - 8/26	755.16	410. Interest 6/30 - 8/26	755.16
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	139,845.95	420. GROSS AMOUNT DUE TO SELLER	53,556.52
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	5,280.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans	108,500.00	502. Settlement charges to seller (line 1400)	10,213.97
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508. Invoice	1,200.00
		Waz management LLC	
209.		509.	
Adjustments for items unpaid by seller		Adjustments 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	113,780.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	11,413.97
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	139,845.95	601. Gross amount due to seller (line 420)	53,556.52
302. Less amounts paid by/for borrower (line 220)	113,780.00	602. Less reduction amount due seller (line 520)	11,413.97
303. CASH FROM BORROWER	26,065.95	603. CASH TO SELLER	42,142.55

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: _____) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____-_____-_____ / _____-_____-_____ **SELLER(S) SIGNATURE(S):** _____ / _____

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBERS: _____ **(H)** _____ **(W)**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SETTLEMENT STATEMENT

File Number: 21-H-1965

TitleExpress Settlement System Printed 08/25/2021 at 13:43 MLG

L. SETTLEMENT CHARGES	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price $52,800.00 = 4,800.00		
Division of commission (line 700) as follows:		
701. $ 4,800.00 to Alex Cooper, Auctioneers		
702. $ to		4,800.00
703. Commission paid at Settlement		295.00
704. ADMIN FEE to Alex Cooper, Auctioneers		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee 2.000 % Rehab Financial Group, LP	2,170.00	
802. Loan Discount %		
803. Appraisal Fee		
804. Credit Report to Rehab Financial Group, LP	999.00	
805. Doc Prep. Fee to Rehab Financial Group, LP	500.00	
806. Underwriting Fee to Rehab Financial Group, LP	400.00	
807. Processing Fee to Rehab Financial Group, LP	45.00	
808. Wire Transfer Fee to Rehab Financial Group, LP	2,981.04	
809. First 3 payments to Rehab Financial Group, LP	25.00	
810. Flood Cert Fee to Rehab Financial Group, LP	2,170.00	
811. Broker Fee to Spinnaker Funding Group		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From 08/26/2021 to 09/01/2021 @$ 33.1200 /day 6 Days	198.72	
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 Taxes mo. @ $ /mo		
1004. County Property Taxes mo. @ $ /mo		
1005. Annual Assessments mo. @ $ /mo		
1009. Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES		
1101. Settlement or Closing Fee to Mid-Atlantic Title, LLC	395.00	
1102. Abstract or Title Search to PBKA Titles, Inc.	213.00	
1103. Title Examination to Mid-Atlantic Title, LLC	595.00	
1104. Title Insurance Binder to Mid-Atlantic Title, LLC	75.00	
1105. Document Preparation to Mid-Atlantic Title, LLC	250.00	
1106. Hand recording, lien cert to Mid-Atlantic Title, LLC	110.00	
1107. Attorney's fees		
(includes above items No:)		
1108. Title Insurance to Westcor Land Title Insurance Company	715.70	
(includes above items No:)		
1109. Lender's Policy 108,500.00 - 366.24		
1110. Owner's Policy 52,800.00 - 349.46		
1111. to Old Republic National Title Insurance Co.		
1112. CPL/Lender to Westcor Land Title Insurance Company	50.00	
1113. WIRE FEE to Mid-Atlantic Title, LLC		50.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees Deed $ 60.00 ; Mortgage $ 115.00 ; Release $	175.00	
1202. State Recordation Tax Deed $ 1,085.00 ; Mortgage $	1,085.00	
1203. State Transfer Tax Deed $ 264.00 ; Mortgage $	264.00	
1204. City Transfer Tax Deed $ 792.00 ; Mortgage $	792.00	
1205. Deed $; Mortgage $; Release $		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. 2021/22 Property Taxes due 7/ to Director of Finance	354.00	
1302. Prior water bill thru 6/30 to Director of Finance		4,068.97
1303. balance due on water to Director of Finance	76.97	
1304. baltimore city escrow to Mid-Atlantic Title, LLC	1,000.00	1,000.00
1305.		
1306.		
1307.		
1308.		
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	15,639.43	10,213.97

HUD CERTIFICATION OF BUYER AND SELLER

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 copy of the HUD-1 Settlement Statement.

Andino Properties, LLC

By: Jesus Obregon, Member/Nicole Lazzaro Obregon, Member

DCB Invest, LLC

By: Benjamin Ouazana, Member

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

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.