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. ☐ Seller Finance 7. ☒ Cash Sale.	6. File Number **2029900**	7. Loan Number	8. Mortgage Ins Case Number

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
Baltimore Excel 02 LLC **829 N. 29th Street** **Philadelphia, PA 19130**	**Renwick Bass** **3108 Baker Street** **Baltimore, MD 21216**	**CASH DEAL** ,

G. Property Location	H. Settlement Agent Name	
3108 Baker Street **Baltimore, MD 21216**	**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 **1/11/2021** Fund: **1/11/2021**

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	**$24,000.00**	401. Contract Sales Price	**$24,000.00**
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	**$4,925.00**	403.	
104.		404.	
105. Assignment Fee ($16k)- Nazir Holding Co.	**$14,500.00**	405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. Property Taxes 01/11/21 to 06/30/21	**$65.80**	406. Property Taxes 01/11/21 to 06/30/21	**$65.80**
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	**$43,490.80**	**420. Gross Amount Due to Seller**	**$24,065.80**
200. Amounts Paid By Or in Behalf Of Borrower		**500. Reductions in Amount Due to Seller**	
201. Deposit or earnest money	**$2,000.00**	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	**$850.53**
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. Property Taxes		510. Property Taxes	
211. Water/Sewer 12/05/20 to 01/11/21	**$43.90**	511. Water/Sewer 12/05/20 to 01/11/21	**$43.90**
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	**$2,043.90**	**520. Total Reduction Amount Due Seller**	**$894.43**
300. Cash At Settlement From/To Borrower		**600. Cash At Settlement To/From Seller**	
301. Gross Amount due from borrower (line 120)	**$43,490.80**	601. Gross Amount due to seller (line 420)	**$24,065.80**
302. Less amounts paid by/for borrower (line 220)	**$2,043.90**	602. Less reductions in amt. due seller (line 520)	**$894.43**
303. Cash From Borrower	**$41,446.90**	**603. Cash To Seller**	**$23,171.37**

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.

File No. 2029900

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	**$24,000.00**	**@ % = $0.00**		
Division of Commission (line 700) as follows:				
701.	to			
702.	to			
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 **1/11/2021** to **2/1/2021**	@ $0/day			
902. Mortgage Ins Premium for months	to			
903. Hazard Ins Premium for years	to			
1000. Reserves Deposited With Lender				
1001. Hazard Insuarnce	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. Attorney's fees	to			
(includes above items numbers:)				
1108. Title insurance	to **First American Title Insurance Company**		**$275.00**	
(includes above items numbers:)				
1109. Lender's coverage	**$0.00/$0.00** .			
1110. Owner's coverage	**$40,000.00/$275.00**			
1111. Hand recording fee	to **MP Recordings, LLC**		**$40.00**	
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 **Circuit Court for Baltimore City**	**$60.00**	
1202. City/county tax/stamps	Deed **$240.00** ; Mortgage	to **Director of Finance**	**$240.00**	
1203. State tax/stamps	Deed **$120.00** ; Mortgage	to **Director of Finance**	**$120.00**	
1204. MD CTY TRANSFER TAX	to **Circuit Court for Baltimore City**		**$360.00**	
1205. Recording Fees On Assignment	to **Circuit Court for Baltimore City**		**$480.00**	
1300. Additional Settlement Charges				
1301. COVID-19 Escrow	to **ESCROW**		**$500.00**	
1302. 2020-2021 Property Taxes	to **Director of Finance**			**$140.44**
1303. Misc Bill #9180449	to **Director of Finance**			**$120.47**
1304. Environmental Citation	to **Director of Finance**			**$200.00**
1305. Water Bill	to **Director of Finance**			**$389.62**
1306. Conveyance Fee	to **John Singmaster**		**$1,500.00**	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			**$4,925.00**	**$850.53**

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 02 LLC

Eyal Guigui
By

Renwick Bass

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

1/11/2021
Date

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.

Baltimore Excel 02 LLC

By

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