OMB Approval No 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☐ Conv Ins.	6. File No. 24-2551-MD	7. Loan No.	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:
BALTIMORE EXCEL S11 LLC 829 North 29th Street #5 Philadelphia, PA 19130	Paula Madison 1910 Wadsworth Way Baltimore, MD 21239	
G. Property Location: 1738 Normal Avenue Baltimore, MD 21213	**H. Settlement Agent:** CSMB LLC dba Eastern Title and Settlement **Place of Settlement:** 6100 Executive Boulevard Suite 410 Rockville, MD 20852	**I. Settlement Date:** 08/09/2024 Funding Date: 08/09/2024 Disbursement Date: 08/09/2024

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	$43,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	$10,967.50
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	$53,967.50
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	$3,000.00
202. Principal amount of new loan(s)	
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 08/09/2024	$108.05
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	**$3,108.05**
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$53,967.50
302. Less amounts paid by/for borrower (line 220)	$3,108.05
303. Cash ☒ From ☐ To Borrower	$50,859.45

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	$43,000.00
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	**$43,000.00**
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	$3,294.61
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 08/09/2024	$108.05
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	**$3,402.66**
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	$43,000.00
602. Less reductions in amounts due seller (line 520)	$3,402.66
603. Cash ☒ To ☐ From Seller	$39,597.34

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. 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. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees			
Division of commission (line 700) as follows :			
701. $			
702. $			
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
809.			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 08/09/2024 to 09/01/2024	(from GFE #10)		
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment $0.00			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	$664.00	
1102. Settlement or closing fee to CSMB LLC dba Eastern Title and Settlement $495.00			
1103. Owner's title insurance to Old Republic National Title Insurance Company	(from GFE #5)	$275.00	
1104. Lender's title insurance to Old Republic National Title Insurance Company			
1105. Lender's title policy limit $			
1106. Owner's title policy limit $48,000.00			
1107. Agent's portion of the total title insurance premium to CSMB LLC dba Eastern Title and Settlement $233.75			
1108. Underwriter's portion of the total title insurance premium to Old Republic National Title Insurance Company $41.25			
1109. Title Exam Fee to CSMB LLC dba Eastern Title and Settlement		$76.00	
1110. Doc Preparation Fee to CSMB LLC dba Eastern Title and Settlement		$245.00	
1111. FedEx / Wire / eDocs/ Qualia Tech to CSMB LLC dba Eastern Title and Settlement		$129.00	
1112. Title Search / Abstract to CSMB LLC dba Eastern Title and Settlement		$225.00	
1113. Walk -through Recording to MP Recordings / Erecording		$75.00	
1114.			
1115. Title Abstract Fee to Pippin Title $169.00			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	$60.00	
1202. Deed $60.00 Mortgage $ Release $ to Circuit Court for Baltimore City			
1203. Transfer taxes	(from GFE #8)	$960.00	
1204. City/County tax/stamps Deed $720.00 Mortgage $ to Director of Finance			
1205. State tax/stamps Deed $240.00 Mortgage $ to Circuit Court for Baltimore City			
1206. Recordation Tax - City (Deed) to Director of Finance		$480.00	
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. Water/Violation/Recording/Misc escrow to HOLD Seller			$500.00
1303. Property taxes 24/25 to Director of Finance		$1,008.50	
1304. Conveyance Fee to John Singmaster		$1,500.00	
1305. Water due to Director of Finance			$825.76
1306. Ground rent escrow NOT REGISTERED			
1307. Water/Violation/Recording/Misc escrow to Hold Buyer		$150.00	
1308. Reimburse Lien Cert to CSMB LLC dba Eastern Title and Settlement		$120.00	
1309. Delinquent Property taxes 23/24 to Director of Finance			$1,025.80
1310. Miscellaneous Bill - #9755356 to Director of Finance			$193.05
1311. Env Cit - #56382013 to Director of Finance			$750.00
1312.			
1313. Per Agreement to John Singmaster		$2,500.00	
1314. Per Agreement to The OREI Group, LLC		$2,500.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		**$10,967.50**	**$3,294.61**

See signature addendum

Signature Addendum

BALTIMORE EXCEL S11 LLC, a Delaware Limited Liability Company

By: 8-9-2024
Eyal Guigui, Authorized Signer — Date

Paula Madison c/o 8/9/2024
Paula Madison — 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 — 8/9/24 Date