A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval 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:	8. Mortgage Insurance Case Number:
MD-102323		

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 01 LLC, A DELAWARE LIMITED LIABILITY COMPANY 829 N 29TH STREET PHILADELPHIA, PA 19130	DA PROPERTY LLC, A MARYLAND LIMITED LIABILITY COMPANY 7201 TRAVERTINE DRIVE #408 BALTIMORE, MD 21209	

G. Property Location:	H. Settlement Agent	
1037 NORTH CENTRAL AVENUE BALTIMORE, MD 21202 (BALTIMORE CITY) (10-12-1189-051)	MICASA TITLE GROUP, LLC 1777 REISTERSTOWN ROAD, SUITE 240, BALTIMORE, MD 21208 (410) 753-3500	
	Place Of Settlement: 1777 REISTERSTOWN ROAD, SUITE 240, BALTIMORE, MD 21208 (410) 753-3500	I. Settlement Date / Disbursement Date 10/23/2019 / 10/23/2019

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	$73,150.00	401. Contract sales price	$73,150.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	$4,137.45	403. 1/2 Buyer Premium from Ashland Auction Group	$3,325.00
104. HOA Transfer Fee to Ashland Park Mews	$150.00	404.	
105. Water Escrow to Baltimore City Dept of Finance	$150.00	405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes 10/23/2019 to 7/1/2020 @ $878.06/Year	$606.22	406. City/town taxes 10/23/2019 to 7/1/2020 @ $878.06/Year	$606.22
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	**$78,193.67**	**420. Gross Amount Due To Seller**	**$77,081.22**
200. Amounts Paid By Or In Behalf Of Borrower		**500. Reductions In Amount Due To Seller**	
201. Deposit or Earnest Money	$10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan		502. Settlement Charges to Seller (line 1400)	
203. Existing loan taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to Roger Gardner	$51,000.00
205.		505. Payoff of second mortgage loan	
206.		506. See Addendum 506	$6,812.00
207.		507. See Addendum 507	$53.14
208.		508.	
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. Water 9/29/2019 to 10/23/2019	$15.45	513. Water 9/29/2019 to 10/23/2019	$15.45
214		514	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	**$10,015.45**	**520. Total Reduction Amount Due Seller**	**$57,880.59**
300. Cash At Settlement From/To Borrower		**600. Cash At Settlement To/From Seller**	
301. Gross Amount Due From Borrower (line 120)	$78,193.67	601. Gross Amount Due To Seller (line 420)	$77,081.22
302. Less Amounts Paid By/For Borrower (line 220)	$10,015.45	602. Less Deduction in Amt. Due To Seller (line 520)	$57,880.59
303. Cash ☑ From ☐ To Borrower	$68,178.22	**603. Cash** ☑ To ☐ From Seller	$19,200.63

L. Settlement Charges

	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission		
Division of Commission (line 700) as follows:		
701. to		
702. to		
703. Commission paid at Settlement		
704. Buyer's Premium: $6,650.00 POC held by Ashland Auction Group		
800. Items Payable In Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to MiCasa Title Group, LLC	$200.00	
1102. Abstract or title search to MiCasa Title Group, LLC	$295.00	
1103. Title examination to MiCasa Title Group, LLC	$350.00	
1104. Title insurance binder to MiCasa Title Group, LLC	$175.00	
1105. Document preparation to MiCasa Title Group, LLC	$100.00	
1106. Notary fees		
1107. Attorney's fees		
(includes above item numbers:)		
1108. Title Insurance to MiCasa Title Group, LLC	$351.50	
(includes above item numbers:)		
1109. Lender's coverage Premium to MiCasa Title Group, LLC		
1110. Owner's coverage $73,150.00 Premium $351.50 to MiCasa Title Group, LLC		
1113. Lien Certificate to MiCasa Title Group, LLC	$57.95	
1114. Hand Recording Fee to MiCasa Title Group, LLC	$100.00	
1115. Courier/Wire Fee to MiCasa Title Group, LLC	$50.00	
1116. Procurement of Payoff/Release Fee to MiCasa Title Group, LLC	$200.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed $60.00;Mortgage ;Release ;	$60.00	
1202. County tax/stamps: Deed $1,097.25;Mortgage ;	$1,097.25	
1203. State tax/stamps: Deed $735.00;Mortgage ;	$735.00	
1204. City tax/stamps: Deed ;Mortgage ;		
1205. State Transfer Tax to Circuit Court for Baltimore City	$365.75	
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest Inspection		
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	**$4,137.45**	**$0.00**

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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.

BORROWERS

Baltimore Excel 01 LLC, a Delaware limited liability company

By:_____(Seal)
Eyal Guigui, President

SELLERS

DA Property LLC, a Maryland limited liability company

By:_____(Seal)
Damien Rocco Deiaco, Co-Manager

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

Settlement Agent

_____

Date

10/23/2019

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 inprisonment. For details see; Title 18 U.S. Code Section 1001 and Section 1010

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is 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.

BORROWERS

Baltimore Excel 01 LLC, a Delaware limited liability company

By:_____ (Seal)
Eyal Guigui, President

SELLERS

DA Property LLC, a Maryland limited liability company

By:_____ (Seal)
Damien Rocco Delaco, Co-Manager

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

Settlement Agent

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Supplemental Page
HUD-1 Settlement Statement

Addendums for Page 1		Amount
Addendum 506		
a. Earnest money retained by Ashland Auction Group		$6,650.00
b. HOA Due to Ashland Park Mews		$162.00
	Total:	**$6,812.00**
Addendum 507		
a. Disbursed as proceeds ($3,350.00)		
b. Current Water Bil to Baltimore City Dept of Finance		$53.14
	Total:	**$53.14**