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. MD-108445	7. Loan No. 40000159530	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 06 LLC, a Delaware limited liability company (Guarantor) and Baltimore Excel 01 Borrower LLC, a Maryland limited liability company (Borrower) **829 North 29th Street** **Philadelphia, PA 19130**		**DLP Bank** **PO Box 460** **Starke, FL 32091**
G. Property Location: **1129 Poplar Grove Street, Baltimore, MD 21216** **1632 North Monroe Street, Baltimore, MD 21217** **1639 Normal Avenue, Baltimore, MD 21213** **1648 Cliftview Avenue, Baltimore, MD 21213** **1712 Normal Avenue, Baltimore, MD 21213** **2116 Presbury Street, Baltimore, MD 21217** **2118 Aiken Street, Baltimore, MD 21218** **2324 Druid Hill Avenue, Baltimore, MD 21217** **3002 Baker Street, Baltimore, MD 21216** **3040 East Monument Street, Baltimore, MD 21205** **610 Glenolden Avenue, Baltimore, MD 21216** **707 North Rose Street, Baltimore, MD 21205**	H. Settlement Agent: **MiCasa Title Group, LLC** Place of Settlement: **1777 Reisterstown Road, Suite 240** **Baltimore, MD 21208**	I. Settlement Date: **05/17/2024** Funding Date: **05/17/2024** Disbursement Date: **05/17/2024**

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	$757,396.02
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	**$757,396.02**
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	
202. Principal amount of new loan(s)	$1,389,700.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	**$1,389,700.00**
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	$757,396.02
302. Less amounts paid by/for borrower (line 220)	$1,389,700.00
303. Cash ☐ From ☒ To Borrower	$632,303.98

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	
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	
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	
602. Less reductions in amounts due seller (line 520)	
603. Cash ☒ To ☐ From Seller	

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. $		
702. $		
703. Commission paid at settlement		
704.		
800. Items Payable in Connection with Loan		
801. Our origination charge		
802. Your credit or charge (points) for the specific interest rate chosen		
803. Appraisal fee to DLP Bank	$8,100.00	
804. Credit report to DLP Bank	$132.30	
805. Tax service to DLP Bank	$1,020.00	
806. Flood certification to DLP Bank	$180.00	
807. Future Satisfaction Fee to DLP Bank	$120.00	
808. E Storage Fee to DLP Bank	$25.00	
809. Attorney Fee to DLP Bank	$5,020.00	
810.		
811. Origination Fee to DLP Bank	$10,422.75	
812. Referral Fee to DLP Capital	$10,422.75	
813. Doc Prep Fee to DLP Bank	$1,000.00	
814. Due Diligence Fee to DLP Bank	$-5,000.00	
815. Unadvanced Construction Funds to DLP Bank	$685,435.56	
816. Wire Transfer Fee to DLP Bank	$10.00	
817. Interest Reserve Account to DLP Bank	$31,200.00	
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 05/17/2024 to 06/01/2024		
902. Mortgage insurance premium		
903. Homeowner's insurance		
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment $0.00		
1100. Title Charges		
1101. Settlement or closing fee to MiCasa Title Group, LLC	$1,000.00	
1102. Owner's title insurance to Westcor Land Title Insurance Company		
1103. Lender's title insurance to Westcor Land Title Insurance Company	$3,172.42	
1104. Lender's title policy limit $1,389,700.00		
1105. Owner's title policy limit $		
1106. Title Exam Fee to Gheiler Law	$900.00	
1107. Title Binder Fee to MiCasa Title Group, LLC	$900.00	
1108. Wire Fee to Micasa Expense	$50.00	
1109. Abstract/Title Search to Global Abstracts, LLC/Pam Murphy/Pat Sheckells	$1,800.00	
1110. Hand Record to Micasa Expense	$50.00	
1111. Llen Certificates to Micasa Expense	$225.24	
1112. CPL (Lender) to Westcor Land Title Insurance Company	$50.00	
1113. Deed Prep to Gheiler Law	$750.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed $180.00 Mortgage $230.00 Release $ to Circuit Court for Baltimore City	$410.00	
1202. City/County tax/stamps Deed $ Mortgage $		
1203. State tax/stamps Deed $ Mortgage $		
1204.		
1205.		
1300. Additional Settlement Charges		
1301.		
1302.		
1303.		
1304.		
1305.		
1306.		
1307.		
1308.		
1309.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	$757,396.02	

See signature addendum

Signature Addendum

Baltimore Excel 06 LLC, a Delaware limited liability company (Guarantor)

By: _____ 5-17-2024

Rudy Netter, Authorized Person Date

_____ Date

Baltimore Excel 01 Borrower LLC, a Maryland limited liability company (Borrower)

By: _____ 5-17-2024

Rudy Netter, Authorized Person 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