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 JC-22-2841	7. Loan Number	8. Mortgage Insurance 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 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 11/03/2022 at 12:46 SB

D. NAME OF BORROWER: Baltimore Excel 05 LLC
ADDRESS: 829 N. 29th Street, Philadelphia, PA 19130

E. NAME OF SELLER: ISA 2904 LLC
ADDRESS:

F. NAME OF LENDER:
ADDRESS:

G. PROPERTY ADDRESS: 2505 W. Pratt Street, Baltimore, MD 21223

H. SETTLEMENT AGENT: Masters Title and Escrow
PLACE OF SETTLEMENT: 305 Washington Avenue, Suite 300, Towson, Maryland 21204

I. SETTLEMENT DATE: 11/04/2022

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	31,000.00	401. Contract sales price	31,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	4,855.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 11/04/22 to 06/30/23	652.12	406. City/town taxes 11/04/22 to 06/30/23	652.12
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	36,507.12	420. GROSS AMOUNT DUE TO SELLER	31,652.12
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	3,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	8,034.59
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
		KAEL, LLC	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509. MD Withholding	1,894.65
		Clerk of the Court	
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. Water 9/30-Settlement 10/01/22 to 11/04/22	45.01	514. Water 9/30-Settlement 10/01/22 to 11/04/22	45.01
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	3,045.01	520. TOTAL REDUCTION AMOUNT DUE SELLER	9,974.25
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	36,507.12	601. Gross amount due to seller (line 420)	31,652.12
302. Less amounts paid by/for borrower (line 220)	3,045.01	602. Less reduction amount due seller (line 520)	9,974.25
303. CASH FROM BORROWER	33,462.11	603. CASH TO SELLER	21,677.87

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): _____, DAVID ELISAZA CEO

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBERS: 7573122736920 (H) _____ (W)

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 $31,000.00 @ 5.000 = 1,550.00		
Division of commission (line 700) as follows:		
701. $ 775.00 to Smart Realty, LLC		
702. $ 775.00 to HG Realty Services		
703. Commission paid at Settlement		1,550.00
704. Admin Fee to Smart Realty, LLC		495.00
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 Application Fee		
807. Assumption Fee		
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @$ /day		
902. Mortgage Insurance Premium for to		
903. Hazard Insurance Premium for to		
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER FOR		
1001. Hazard Insurance mo. @ $ /mo		
1002. Mortgage Insurance mo. @ $ /mo		
1003. City Property Tax mo. @ $ 82.99 /mo		
1004. County Property Tax mo. @ $ /mo		
1005. Annual Assessments mo. @ $ /mo		
1009. Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES		
1101. Settlement or closing fee to CLG/ITG	295.00	
1102. Abstract or title search to ITG	225.00	
1103. Title examination to ITG	295.00	
1104.		
1105. Document Prep Fee to Masters Title and Escrow	250.00	
1106. Judgment Report to ITG	60.00	
1107. Attorney's fees		
(includes above items No:)		
1108. Title Insurance to First American Title Insurance Company	275.00	
(includes above items No:)		
1109. Lender's Policy		
1110. Owner's Policy 31,000.00 - 275.00		
1111. Lien Certificate x2 to ITG	110.00	
1112. Recording Walk Through to ITG	95.00	
1113. Courier/Overnight Fee to ITG	60.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees Deed $ 60.00 ; Mortgage $; Release $ 50.00	60.00	50.00
1202. State Recordation Tax Deed $ 310.00 ; Mortgage $	310.00	
1203. State Transfer Tax Deed $ 155.00 ; Mortgage $	155.00	
1204. City Transfer Tax Deed $ 465.00 ; Mortgage $	465.00	
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. 2022/2023 Taxes to Director of Finance		1,034.80
1302. Water 9/30 to Director of Finance		1,366.43
1303. Wate/Violation Escrow to Director of Finance		750.00
1304. Ground Rent Escrow to Lee N. Barnstein		45.00
1305. Ground Rent Redempt to Lee N. Barnstein	2,200.00	
1306. Tax Sale Redemption 11/30 to Director of Finance		1,963.36
1307. Property Registration to Director of Finance		30.00
1308. Tax Sale Legal Fee Escrow to Expery LLC		750.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	4,855.00	8,034.59

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.

Baltimore Excel 05 LLC

ISA 2904 LLC

By: Daniel Isaza Gil, Authorized Person/Tiguan Corporation, By Daniel Isaza Gil, Authorize

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.

SETTLEMENT AGENT: _____ DATE: _____

Previous editions are obsolete

form HUD-1 (3/86) ref Handbook 4305.2

A. Settlement Statement

U.S. Department of Housing and Urban Development

B. Type of Loan

OMB Approval No. 2502-0265

1. ☐FHA 2. ☐FmHA 3. ☐Conv. Unins. 4. ☐VA 5. ☐Conv. Ins.	6. File Number JC-22-2841	7. Loan Number	8. Mortgage Insurance Case Number

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