A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

PRELIM

B. Type of Loan			
1.☐ FHA 2.☐ FmHA 3.☐ Conv. Unins. 4.☐ VA 5.☐ Conv. Ins. ☐ Other	6. File Number: 21044	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 "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
D. Name & Address of Borrower:	Baltimore Excel 02 LLC, a Delaware limited liability company, 829 N. 29th Street, Philadelphia, PA 19130
E. Name & Address of Seller:	Steven Trumpet, 21659 Kings Crossing Terrace, Ashburn, VA 20147
F. Name & Address of Lender:	
G. Property Location:	Property Address 2405 Francis Street Baltimore, Maryland 21217 PIN 13-07-3413-059
H. Settlement Agent:	Talbot Settlement & Escrow, LLC, 20 New Plant Court, Suite 106, Owings Mills, MD 21117, (443) 738-1616
Place of Settlement:	20 New Plant Court, Suite 106, Owings Mills, MD 21117
I. Settlement Date:	3/30/2021 **Proration Date:** 3/30/2021 **Disbursement Date:** 3/30/2021

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	$19,000.00	401. Contract sales price	$19,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	$2,425.00	403.	
104. Assignment Fee to UIG 2 LLC	$5,000.00	404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes 3/30/2021 to 7/1/2021	$293.24	406. City/town taxes 3/30/2021 to 7/1/2021	$293.24
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	**$26,718.24**	**420. Gross Amount Due to Seller**	**$19,293.24**
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 (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	$5,364.49
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. MD Non-Resident Withholding to Circuit Court	$1,512.54
207.		507.	
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 2/26/2021 to 3/30/2021	$55.01	513. Water 2/26/2021 to 3/30/2021	$55.01
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	**$2,055.01**	**520. Total Reduction Amount Due Seller**	**$6,932.04**
300. Cash at Settlement from/to Borrower		**600. Cash at Settlement to/from Seller**	
301. Gross amount due from borrower (line 120)	$26,718.24	601. Gross amount due to seller (line 420)	$19,293.24
302. Less amounts paid by/for borrower (line 220)	($2,055.01)	602. Less reductions in amount due seller (line 520	($6,932.04)
303. Cash ☒ From ☐ To Borrower	**$24,663.23**	**603. Cash ☒ To ☐ From Seller**	**$12,361.20**

L. Settlement Charges		
700. Total Sales/Broker's Commission	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. 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		
808.		
809.		
810.		
811.		
812.		
813.		
900. Items Required by Lender to Be Paid in Advance		
901. Interest from		
902. Mortgage insurance premium for		
903. Hazard insurance premium for		
904.		
905.		
1000. Reserves Deposited with Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1006.		
1007.		
1008.		
1009.		
1100. Title Charges		
1101. Settlement or closing fee to Talbot Settlement & Escrow, LLC	$200.00	
1102. Abstract or title search to Edward Mazor	$195.00	
1103. Title examination to Talbot Settlement & Escrow, LLC	$665.00	
1104. Title insurance binder to Talbot Settlement & Escrow, LLC	$50.00	
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees to		
Includes above item numbers:		
1108. Title Insurance to Stewart Title Guaranty Company	$175.00	
Includes above item numbers:		
1109. Lender's coverage		
1110. Owner's coverage $24,000.00 $175.00		
1111. Wire Fee to Talbot Settlement & Escrow, LLC	$25.00	$15.00
1112. Recording Package Processing to Talbot Settlement & Escrow, LLC	$30.00	
1113. Judgment Search to Talbot Settlement & Escrow, LLC	$30.00	
1114. Seller Signing Notary Fee to Rick P. Young		$80.00
1115. FedEx Fee to Talbot Settlement & Escrow, LLC		$13.25
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed $60.00	$60.00	
1202. City/county tax/stamps: Deed $360.00	$360.00	
1203. State tax/stamps: Deed $120.00	$120.00	
1204. Recordation Tax Deed $240.00	$240.00	
1205. Lien Cert for Baltimore City - Reimburse to Talbot Settlement	$55.00	
1206.		
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest inspection		
1303. Tax Sale Redemption to Director of Finance		$3,286.87
1304. Attorney Fees - Tax Sale to Law office of John Reiff		$1,572.44
1305. Open Water (through 02/26/2021) to Director of Finance		$396.93
1306. Estimated Water - Future billing(s) to Director of Finance	$220.00	
1307.		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	**$2,425.00**	**$5,364.49**

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

CERTIFICATION:

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 HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

BALTIMORE EXCEL GP, LLC, a Delaware limited liability company

By: _____
Eyal Guigui, Authorized Signatory

_____
Steven Trumpet

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

_____
Talbot Settlement & Escrow, LLC

_____
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.

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BALTIMORE EXCEL 02 LLC, a Delaware limited liability company

Steven Trumpet

By:_____

Eyal Guigui, Authorized Signatory

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Talbot Settlement & Escrow, LLC

Date 3/30/2021

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