

Legacy Settlement Services, LLC
 ALTA Universal ID: 1193905
 2936 O Donnell Street
 Baltimore, MD 21224
 (410) 618-1271

ALTA Combined Settlement Statement

File #:	2026-12758-CC	Property	727 North Collington Avenue	Settlement Date	06/11/2026
Print Date & Time:	06/10/2026 at 05:40 PM EDT		Baltimore, MD 21205	Disbursement Date	06/11/2026
Processor:	Nicole Caskey	Buyer	Silverdoor Ventures LLC		
Settlement Location:	2936 O Donnell Street Baltimore, MD, 21224		6340 Security Boulevard ste 100 PMB 1013 Woodlawn, MD 21207		
		Seller	JAG Properties LLC 100 West Road 202 Towson, MD 21204		
		Lender	Archwest Funding, LLC, a Delaware limited liability company 18400 Von Karman Avenue Suite 500 Irvine, CA 92612		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$224,900.00	Sale Price of Property	\$224,900.00	
		Deposit		\$5,000.00
		Loan Amount		\$179,920.00
\$4,498.00		Seller Credit		\$4,498.00
		Prorations/Adjustments		
	\$252.25	City/Town Taxes 06/11/2026 to 07/01/2026	\$252.25	
		Loan Charges		
		Broker Document Fees to Pimlico Refinance, LLC	\$300.00	
		Broker Fee to Pimlico Refinance, LLC	\$3,598.40	
		Flood Search to Archwest Funding, LLC, a Delaware limited liability company	\$13.00	
		Processing Fee to Archwest Funding, LLC, a Delaware limited liability company	\$1,595.00	
		Valuation Risk Review to Archwest Funding, LLC, a Delaware limited liability company	\$105.00	
		Prepaid Interest (\$33.74 per day from 06/11/2026 to 07/01/2026)	\$674.80	
		Impounds		
		Homeowner's insurance \$188.43 per month for 3 mo.	\$565.29	
		Property taxes \$432.67 per month for 3 mo.	\$1,298.01	
		Payoff(s)		
\$195,473.35		Payoff to Shellpoint Mortgage Servicing		
		Principal : \$190,421.94		
		Interest : \$875.16		
		Release : \$50.00		
		Prepayment Penalty: \$3,808.44		
		Funds Owed By Borrower: \$317.81		
		Government Recording and Transfer Charges		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Recording Fees	\$290.00	
		---Deed: \$60.00		
		---Mortgage: \$115.00		
		---Assignment of Mortgage or Lease: \$115.00		
\$1,125.00		Recordation Tax - City (Deed) to Director of Finance	\$1,125.00	
\$1,686.75		Transfer Tax - City (Deed) to Director of Finance	\$1,686.75	
\$562.25		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$562.25	
		Commission		
\$7,871.50		Listing Agent Commission to VYBE Realty		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract and Title Update Fee to Legacy Settlement Services, LLC	\$150.00	
		Title - CPL (Lender) to WFG National Title Insurance Company	\$30.00	
		Title - Document Preparation Fee to Legacy Settlement Services, LLC	\$250.00	
		Title - Lender's Title Policy to WFG National Title Insurance Company	\$906.75	
		Title - Recording Service Fee to Easton Enterprise LLC	\$50.00	
		Title - Settlement/Closing Fee to Legacy Settlement Services, LLC/Pete Lizarzaburu/Morgane Barry/ Nazie Pooya/Rox Beach, Inc/Comfortable Closings/JPJCE, LLC	\$595.00	
		Title - Owner's Title Policy to WFG National Title Insurance Company	\$492.00	
\$200.00		Title - Settlement Fee to Legacy Settlement Services, LLC		
		Miscellaneous		
\$50.00		FedEx/Wire to Legacy Settlement Services, LLC		
\$300.00		Final Water Escrow to Seller Escrow		
\$495.00		Listing Agent Admin Fee to VYBE Realty		
\$46.43		Open Water Bill to Director of Finance		
\$250.00		Payoff/Release Procurement to Legacy Settlement Services, LLC		
\$69.00		Secure Communication Fee to Legacy Settlement Services, LLC		
		Homeowner's Insurance Premium (12 mo.) to Fortress Brokerage / Jacob Schattner	\$2,261.21	
		Est. 2026/27 Annual Property Taxes to Director of Finance (HOLDBACK)	\$5,884.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$212,627.28	\$225,152.25	Subtotals	\$247,584.71	\$189,418.00
		Due from Buyer		\$58,166.71
\$12,524.97		Due to Seller		
\$225,152.25	\$225,152.25	Totals	\$247,584.71	\$247,584.71

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Legacy Settlement Services, LLC to cause the funds to be disbursed in accordance with this statement.

Silverdoor Ventures LLC, a Maryland Limited Liability Company

JAG Properties LLC, a Maryland Limited Liability Company

By:



11 Jun 26

Thaddeus Harrington, Member

Date

By:

Michele Beach, Member

Date

Settlement Agent



6/11/26

Date

Signature Addendum

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JAG Properties LLC, a Maryland Limited Liability Company

By:

Thaddeus Harrington, Member

Date

By:

Michele Beach, Member

Date



6/10/20

Date

Settlement Agent