

Rocket Close, LLC
 ALTA Universal ID:
 1818 Market Street
 Suite 2730
 Philadelphia, PA 19103
 (410) 429-7071

ALTA Buyer's Settlement Statement

File #:	MD-106333	Property	2529 Fleet Street	Settlement Date	05/15/2026
Print Date & Time:	05/15/2026 at 03:28 PM		Baltimore, MD 21224	Disbursement Date	05/15/2026
	EDT	Buyer	Sarah Calamita-Richards		
CD Licensing:	Rebecca Nilsen	Seller	FIRST TROY SPE, LLC		
Settlement Location:	1818 Market Street	Lender	Fulton Bank, N.A.		
	Suite 2730				
	Philadelphia, PA, 19103				

Description	Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$325,000.00	
Deposit		\$2,500.00
Loan Amount		\$260,000.00
Lender Credit		\$855.00
2nd Mortgage Proceeds		\$64,256.69
CCAP Secured Net Proceeds		\$2,440.00
LNW Grant		\$12,500.00
Prorations/Adjustments		
County Taxes 05/15/2026 to 07/01/2026	\$961.72	
Loan Charges		
2.375% of Loan Amount (Points)	\$6,175.00	
Origination Fee	\$1,249.00	
MLC Fee to Rocket Close - Reimbursements	\$56.31	
Settlement or Closing Fee to Rocket Close, LLC	\$890.00	
Appraisal Fee	\$800.00	
Credit Report Fee	\$158.00	
Flood Certification Fee	\$12.50	
Prepaid Interest (from 05/15/2026 to 06/01/2026)	\$726.58	
Impounds		
Homeowner's insurance	\$422.01	
Property taxes	\$4,967.04	
Aggregate adjustment		\$902.24
Government Recording and Transfer Charges		
Recording Fees	\$120.00	
---Deed: \$60.00		
---Mortgage: \$60.00		
---: \$		
---: \$		
Recordation Tax - City (Deed) to Director of Finance	\$1,405.00	
Transfer Tax - City (Deed) to Director of Finance	\$2,437.50	
Title Charges & Escrow / Settlement Charges		
Title - CPL (Lender) to First American Title Insurance Company	\$55.00	
Title - Lender's Title Policy to Rocket Close, LLC	\$275.00	

Description	Buyer	
	Debit	Credit
Title Search Fee to Rocket Close - Reimbursements	\$235.00	
Title - Owner's Title Policy to Rocket Close, LLC	\$2,029.00	
Miscellaneous		
Homeowner's Insurance Premium to Liberty Mutual	\$1,688.00	
	Debit	Credit
Subtotals	\$349,662.66	\$343,453.93
Due from Buyer		\$6,208.73
Totals	\$349,662.66	\$349,662.66

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 Rocket Close, LLC to cause the funds to be disbursed in accordance with this statement.

Sarah Calamita-Richards

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Sarah Calamita-Richards

5/15/2026

Date

Scott Imirie

5/15/2026

Settlement Agent

Date

Rocket Close, LLC
 ALTA Universal ID:
 1818 Market Street
 Suite 2730
 Philadelphia, PA 19103
 (410) 429-7071

ALTA Seller's Settlement Statement

File #:	MD-106333	Property	2529 Fleet Street	Settlement Date	05/15/2026
Print Date & Time:	05/13/2026 at 03:47 PM		Baltimore, MD 21224	Disbursement Date	05/15/2026
	EDT	Buyer	Sarah Calamita		
CD Licensing:	Rebecca Nilsen	Seller	FIRST TROY SPE, LLC		
Settlement Location:	1818 Market Street	Lender	Fulton Bank, N.A.		
	Suite 2730				
	Philadelphia, PA, 19103				

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$325,000.00
NRSWH	\$24,079.39	
Prorations/Adjustments		
County Taxes 05/15/2026 to 07/01/2026		\$961.72
Loan Charges		
Settlement or Closing Fee to Rocket Close, LLC	\$100.00	
Government Recording and Transfer Charges		
Recordation Tax - City (Deed) to Director of Finance	\$1,625.00	
Transfer Tax - City (Deed) to Director of Finance	\$2,437.50	
Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$812.50	
Commission		
Listing Agent Commission to Pavilion Real Estates L.L.C.	\$19,500.00	
Selling Agent Commission to Redfin Corporation	\$8,125.00	
Miscellaneous		
Avalanche to Avalanche	\$260.00	
Bumble to Bumble	\$700.00	
ICM to ICM	\$2,094.45	
Pavilion Reimbursement to Pavilion Real Estates L.L.C.	\$6,733.97	
Plumbing to Jett PLumbing	\$4,275.00	
Water Bill	\$278.58	
Water Escrow Holdback to Escrow Holdback - Utilities	\$350.00	
Property Taxes (\$7,468.65 POC by Seller)		
	Debit	Credit
Subtotals	\$71,371.39	\$325,961.72
Due to Seller	\$254,590.33	
Totals	\$325,961.72	\$325,961.72

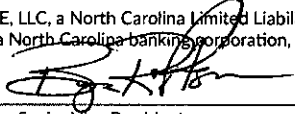
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FIRST TROY SPE, LLC, a North Carolina Limited Liability Company

By: First Bank, a North Carolina banking corporation, Manager

By: 

5/14/26

Bryan Robertson, Senior Vice President

Date

Scott Imirie

5/15/2026

Settlement Agent

Date