

American Land Title Association

ALTA Settlement Statement - Cash
Adopted 05-01-2015

Orlans Law Group PLLC
ALTA Universal ID:
P.O. Box 5041
Troy, MI 48084

File No./Escrow No.: 2505755SVL
 Print Date & Time: December 15, 2025 9:24 am
 Officer/Escrow Officer:
 Settlement Location: 1650 W. Big Beaver, Suite 100
 Troy, MI 48084
 Property Address: 2604 Park Heights Terrace
 Baltimore, MD 21215
 Buyer: Andre R Juste
 39 Wellington Dr.
 Newark, DE 19702
 Seller: Wilmington Savings fund Society, FSB, not in its individual capacity, but solely as trustee of MFA
 2022-INV2 Trust
 300 E. McBee Avenue
 Suite 200
 Greenville, SC 29601
 Lender:
 Settlement Date : December 15, 2025
 Disbursement Date : December 15, 2025

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	122,000.00	Sale Price of Property	122,000.00	
		Deposit		12,200.00
		Prorations/Adjustments		
	8.38	Ground Rent 12/15/25-12/31/25	8.38	
	829.45	County Taxes 12/15/25-06/30/26	829.45	
		Title Charges and Escrow/Settlement Charges		
650.00		Attorney Fee to Orlans Law Group PLLC	650.00	
56.31		Balt. City Lien Cert to Orlans Law Group PLLC	0.00	
		Curative Fee to ServiceLink, LLC	100.00	
		Recording Processing Fee to Orlans Law Group PLLC	10.00	
250.00		Search Fee to ServiceLink, LLC		
21.00		Tax Cert Fee to ServiceLink, LLC		

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
225.00		Update Fee to ServiceLink, LLC		
81.00		Wire Fee to Orlans Law Group PLLC		
660.02		Owner's Title Insurance to ServiceLink, LLC		
300.00		Water Escrow to Orlans Law Group PLLC		
		Commissions		
		Admin Fee to Iron Valley Real Estate Charm City	700.00	
2,825.00		Buyers Agent Commission to Iron Valley Real Estate Charm City	610.00	
3,050.00		Listing Agent Commission to RE/MAX Professionals		
		Government Recording and Transfer Charges		
		Recording Fees to Circuit Court for Baltimore City	60.00	
915.00		City Transfer Tax to Director of Finance	915.00	
610.00		Deed Recordation Tax to Director of Finance	610.00	
20.00		Power of Attorney to Circuit Court for Baltimore City		
305.00		State Transfer Tax to Circuit Court for Baltimore City	305.00	
		Miscellaneous		
90.00		2025 2nd Installment Ground Rent to Dackman Ground Rents		
1,759.95		Current Water to Baltimore City Water, Director of Finance		
87.17		Electric Bill 1 1276626860 to BGE 1276626860		
1,237.52		Electric Bill 2 0210742596 to BGE 0210742596		
247.64		Electric Bill 3 1251886167 to BGE 1251886167		
153.59		Environmental Control Bill 57411621 to Director of Finance 57411621		
153.59		Environmental Control Bill 57411639 to Director of Finance 57411639		
1,220.00		Management Fee to ServiceLink Assest Management		
0.00		Offer Processing Fee to RES.NET	225.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
14,917.79	122,837.83	Subtotals	127,022.83	12,200.00
		Due from Buyer		114,822.83
107,920.04		Due to Seller		
122,837.83	122,837.83	Totals	127,022.83	127,022.83

Acknowledgement

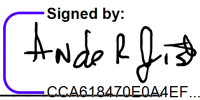
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Orlans Law Group PLLC to cause the funds to be disbursed in accordance with this statement.

Seller

Wilmington Savings fund Society, FSB, not in its individual capacity, but solely as trustee of MFA 2022-INV2 Trust

Buyer

Andre R Juste

Signed by:

CCA618470E0A4EF...

BY: _____
Lima One Capital, LLC as attorney in fact

Orlans Law Group PLLC

BY: _____