

Integrity Title & Escrow Company, LLC
 ALTA Universal ID:
 8 Greenspring Valley Road
 Suite 200
 Owings Mills, MD 21117
 (410) 581-6861

ALTA Combined Settlement Statement

File #:	2026-MD-3588	Property	217 North Port Street	Settlement Date	04/24/2026
Print Date & Time:	04/23/2026 at 11:42 AM EDT	Buyer	Baltimore, MD 21224	Disbursement Date	04/24/2026
Escrow Officer:	Monzella S. Owings		Tyrone Francis Burson and		
Settlement Location:	8 Greenspring Valley Road		Kerri Kathleen Burson		
	Suite 200		1720 Potato Road		
	Owings Mills, MD, 21117	Seller	Biglerville, PA 17307		
			Cardenas Investments LLC		
			13344 NW 6 St		
			Miami, FL 33182		
		Lender	Mortgage Research Center,		
			LLC dba Veterans United		
			Home Loans		
			1400 Forum Boulevard		
			Suite 18		
			Columbia, MO 65203		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$170,000.00	Sale Price of Property	\$170,000.00	
		Deposit		\$1,680.00
		Loan Amount		\$136,000.00
		Prorations/Adjustments		
	\$294.80	City/Town Taxes 04/24/2026 to 06/30/2026	\$294.80	
		Loan Charges		
		2.688% of Loan Amount (Points)	\$3,655.68	
		Origination Fee to Mortgage Research Center, LLC dba Veterans United Home Loans	\$1,360.00	
		Abstract to Chicago Title/Title Wave	\$245.00	
		Lien Certificate to Integrity Title & Escrow Company, LLC	\$55.00	
		Qualia Connect Fee to Qualia	\$65.00	
		Survey to NTT Associates, Inc.	\$270.00	
		Appraisal Fee to Nationwide Appraisal Network LLC	\$870.00	
		Credit Report Fee to Equifax Mortgage Solutions	\$101.80	
		Prepaid Interest (\$25.62 per day from 04/24/2026 to 05/01/2026)	\$179.34	
		Impounds		
		Homeowner's insurance \$111.08 per month for 3 mo.	\$333.24	
		Property taxes \$134.36 per month for 7 mo.	\$940.52	
		Aggregate adjustment		\$467.60
		Payoff(s)		
\$158,079.43		Payoff to Mount Wilson Capital		
		Principal : \$152,000.00		
		Interest : \$1,469.43		
		Release : \$50.00		
		Extension Fee: \$4,560.00		