

ALTA Combined Settlement Statement

Broadview Title
 ALTA Universal ID:
 2015 Emmorton Road
 Suite 102
 Bel Air, MD 21015
 (443) 512-8450

File #:	26QBT-0246	Property	1822 East 28th Street	Settlement Date	06/12/2026
Print Date & Time:	06/11/2026 at 04:00 PM	Buyer	Baltimore, MD 21218	Disbursement Date	06/12/2026
Escrow Officer:	EDT Amy M. Caplan	Seller	Beverly Lasan Alex's Homes, LLC		
Settlement Location:	222 West Cold Spring Lane Suite C Baltimore, MD, 21210	Lender	First Home Mortgage Corporation		

Seller		Financial	Buyer	
Debit	Credit		Debit	Credit
	\$228,000.00	Sale Price of Property	\$228,000.00	
		Deposit		\$1,000.00
		Loan Amount		\$220,390.00
\$11,990.04		Seller Credit		\$11,990.04
		Lender Credit		\$826.46
		Principal Reduction to Borrower	\$4,105.59	
		Prorations/Adjustments		
		BCEP		\$5,000.00
	\$35.27	City/Town Taxes 06/12/2026 to 06/30/2026	\$35.27	
		V2V		\$10,000.00
\$6.67		Water Proration 05/13/2026 to 06/12/2026		\$6.67
		Loan Charges		
		1.125% of Loan Amount (Points)	\$2,479.39	
		Processing Fee to First Home Mortgage Corporation	\$995.00	
		Underwriting Fee to First Home Mortgage Corporation	\$895.00	
		Appraisal Fee to Wight Appraisals (\$550.00 POC by Borrower)		
		Appraisal Management Fee to Valutrust Solutions (\$75.00 POC by Borrower)		
		Credit Report Fee to CIC Credit	\$198.75	
		Flood Certification Fee to Servicelink National Flood	\$7.50	
		Mortgage Insurance Premium to Secretary of Housing & Urban	\$3,790.50	
		Prepaid Interest (\$38.49 per day from 06/12/2026 to 07/01/2026)	\$731.31	
		Impounds		
		Homeowner's Insurance \$124.59 per month for 3 mo.	\$373.77	
		Property taxes \$358.34 per month for 3 mo.	\$1,075.02	
		Aggregate adjustment		\$482.93
		Payoff(s)		
		Payoff to Queensmen LLC		
\$85,962.98		Principal : \$85,644.20		
		Additional Interest : \$318.78		
		Government Recording and Transfer Charges		
		Recording Fees	\$240.00	
		---Deed: \$60.00		

Seller			Buyer	
Debit	Credit		Debit	Credit
		---Mortgage: \$180.00		
\$1,140.00		Recordation Tax - City (Deed) to Director of Finance	\$920.00	
\$1,710.00		Transfer Tax - City (Deed) to Director of Finance	\$1,380.00	
\$570.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$5,700.00		Listing Agent Commission to Samson Properties		
\$5,700.00		Selling Agent Commission to Cummings & Co. Realtors		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract or Title Search to Regional Abstracts LLC	\$225.00	
		Title - CPL (Lender) to First American Title Insurance Company	\$55.00	
		Title - Document Storage / Archive / Copies to Qualla	\$75.00	
		Title - Lender's Title Policy to First American Title Insurance Company	\$778.00	
		Title - Notary Fee to Broadview Title	\$150.00	
		Title - Recording Service to Broadview Title/Chndy Protzman	\$50.00	
		Title - Settlement/Closing Fee to Broadview Title	\$850.00	
\$20.00		Title - Courier Fee to Broadview Title/FedEx		
		Title - Owner's Title Policy to First American Title Insurance Company	\$841.00	
\$300.00		Title - Prep/Procure Mtg Release Fee to Broadview Title/Satisfy Solutions		
\$150.00		Title-Document/Closing/Review Fee to Broadview Title		
		Miscellaneous		
\$1,689.96		Buydown Fee to First Home Mortgage Corporation		
\$600.00		Home Warranty to First American Home Warranty		
\$895.00		Listing Agency Admin Fee to Samson Properties		
		Municipal Lien Certificate Reimbursement to Broadview Title	\$55.00	
\$486.66		Open Water Bill to Director of Finance-Baltimore City	\$595.00	
		Selling Agency Broker Fee to Cummings & Co. Realtors	\$150.00	
		Water Escrow to Broadview Title as Escrow Agent	\$1,495.00	
		Homeowner's Insurance Premium to Liberty Mutual Insurance		
		1st Half EST City RE Taxes to Broadview Title as Escrow Agent	\$2,150.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$116,921.31	\$228,035.27	Subtotals	\$249,696.10	\$249,696.10
		Due from Buyer		\$0.00
\$111,113.96		Due to Seller		
\$228,035.27	\$228,035.27	Totals	\$249,696.10	\$249,696.10

See signature addendum

Signature Addendum

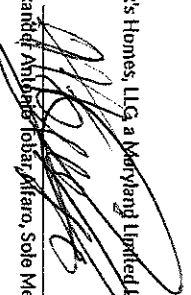
Acknowledgement

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 Broadview Title to cause the funds to be disbursed in accordance with this statement.

Beverly Lasan

 Date

Alex's Homes, LLC, a Maryland Limited Liability Company

By: 

Alexander Ambrosio, John Altaro, Sole Member

6-9-26

 Date


 Settlement Agent

6/12/2026
 Date

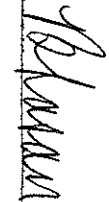
Signature Addendum

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Beverly Lasan



Date

Alex's Homes, LLC a Maryland Limited Liability Company

By:


Alexander M. DiStasio, Sole Member

6-29-26

Date

Paul Dingo 6/12/26

Settlement Agent

Date