

R & P Settlement Group, LLC
 ALTA Universal ID:
 1407 York Road
 Suite 300
 Lutherville-Timonium, MD 21093
 (410) 821-1401

ALTA Combined Settlement Statement

File #:	26-20334-NC	Property	616 Montpelier Street	Settlement Date	04/13/2026
Print Date & Time:	04/13/2026 at 12:37 PM EDT	Buyer	Baltimore, MD 21218	Disbursement Date	04/13/2026
Escrow Officer:	Daniel Matthew Radebaugh	Seller	Anand Dholakia		
Settlement Location:	1407 York Road		1431 Crestridge Drive		
	Suite 300		Silver Spring, MD 20910		
	Lutherville-Timonium, MD, 21093		InHome 66 LLC		
			Harmanlar cad Kemerko		
			Residence		
			F Blok Daire3 / Gokturk		
			Istanbul, Eyupsultan 34077		
			Turkey		
		Lender	PowerTPO dba of Lower, LLC		
			5950 Symphony Wood Road		
			Suite 312		
			Columbia, MD 21044		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$145,000.00	Sale Price of Property	\$145,000.00	
		Deposit		\$2,000.00
		Loan Amount		\$108,750.00
\$2,900.00		Seller Credit		\$2,900.00
		Lender Credit		\$2,171.28
		Prorations/Adjustments		
	\$471.46	City/Town Taxes 04/13/2026 to 07/01/2026	\$471.46	
\$2.13		Ground Rent 04/01/2026 to 04/13/2026		\$2.13
\$51.28		Water 03/12/2026 to 04/13/2026		\$51.28
		Loan Charges		
		Administration Fee	\$1,295.00	
		Broker Fee to Federal Hill Mortgage Company, LLC	\$2,170.65	
		Appraisal Fee (\$625.00 POC by Borrower)		
		Credit Report Fee to Federal Hill Mortgage Company, LLC	\$132.00	
		Credit Services	\$11.13	
		Tax Service Fee	\$80.00	
		Prepaid Interest (\$18.99 per day from 04/13/2026 to 05/01/2026)	\$341.82	
		Impounds		
		Homeowner's insurance \$100.92 per month for 3 mo.	\$302.76	
		Property taxes \$181.52 per month for 12 mo.	\$2,178.24	
		Aggregate adjustment		\$302.76
		Government Recording and Transfer Charges		
		Recording Fees	\$230.00	
		---Deed: \$115.00		
		---Mortgage: \$115.00		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$725.00		Recordation Tax - City (Deed) to Circuit Court for Baltimore City	\$725.00	
\$1,087.50		Transfer Tax - City (Deed) to Circuit Court for Baltimore City	\$1,087.50	
\$362.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$362.50	
		Commission		
\$4,350.00		Listing Agent Commission to Redfin Corp.		
\$4,350.00		Selling Agent Commission to Monument Sotheby's International Realty		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract/Title Search to Mortiles	\$195.00	
		Title - CPL (Lender) to Westcor Land Title Insurance Company	\$55.00	
		Title - Deed Preparation to Dan Radebaugh, Esq.	\$100.00	
		Title - Hand Recording Fee to Leon Fields	\$35.00	
		Title - Judgment Search to R & P Settlement Group, LLC	\$55.00	
		Title - Lender's Title Policy to Westcor Land Title Insurance Company	\$383.68	
		TITLE - LIEN CERTIFICATE FBO DIRECTOR OF FINANCE to R & P Settlement Group, LLC	\$110.00	
		Title - Settlement Fee to R & P Settlement Group, LLC.	\$200.00	
		Title - Title Exam Fee to R & P Settlement Group, LLC	\$695.00	
		Title - Owner's Title Policy to Westcor Land Title Insurance Company	\$832.37	
		Miscellaneous		
		Admin Fee to Monument Sotheby's International Realty	\$595.00	
\$32.50		Ground Rent to Carolyn Class		
\$97.76		Outstanding Water Bill to Director of Finance		
		Survey Fee, Plot Plan to NTT Associates, Inc.	\$280.00	
		Water Escrow to R&P Water Escrow	\$100.00	
		Homeowner's Insurance Premium to Safeco Insurance	\$1,211.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$13,958.67	\$145,471.46	Subtotals	\$159,235.11	\$116,177.45
		Due from Buyer		\$43,057.66
\$131,512.79		Due to Seller		
\$145,471.46	\$145,471.46	Totals	\$159,235.11	\$159,235.11

See signature addendum

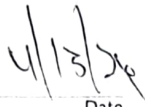
Signature Addendum

Acknowledgement

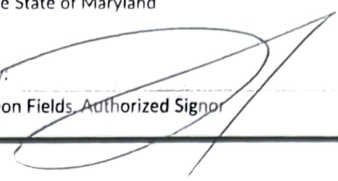
We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize R & P Settlement Group, LLC to cause the funds to be disbursed in accordance with this statement.


Anand Dholakia


Date

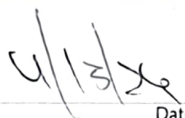
InHome 66 LLC, a Virginia Limited Liability Company, register to do business in the State of Maryland


By:

Leon Fields, Authorized Signor


Date


Settlement Agent


Date