

File No./Escrow No.: MD78634-OR
Officer/Escrow Officer: Rebecca McNaughtonLakeside Title Company
844 West Street
Annapolis, MD 21401Property Address: 1044 PATAPSCO STREET
BALTIMORE, MD 21230 (BALTIMORE CITY)
(23-04-0934B-053)Borrower: CARLISA DIAN PRIDGEN
1318 Deslonde Street
New Orleans, LA 70117

Seller: US BANK TRUST NATIONAL ASSOCIATION

Settlement Date: 8/30/2023

Disbursement Date: 8/30/2023

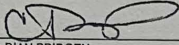
Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	\$189,900.00	Sale Price of Property	\$189,900.00	
		Deposit		\$2,500.00
		Renovation Holdback to Norwich Commercial Group, Inc. DBA Norcom Mortgage	\$64,602.00	
		Initial Draw to Maryland Professional Contractors	\$6,215.70	
		Prorations		
	\$1,507.04	County Taxes 8/30/2023 to 12/31/2023 @ \$2,254.44/Six Months	\$1,507.04	
		Commissions		
\$4,562.00		Real Estate Commission to Northrop Realty, a Long & Foster Company		
\$4,562.00		Real Estate Commission to AB & Co Realtors, Inc.		
		Fiat Fee to AB & Co Realtors, Inc.	\$595.00	
\$1,899.00		Referral Fee to Shellpoint Mortgage Servicing		
\$185.50		Technology Fee to Pyramid Platform		
\$185.50		Offer Management Fee to Pyramid Platform		
		New Loans		
		Loan Amount		\$247,681.00
		2.2450% of Loan Amount (Points)	\$5,560.44	
		Appraisal Fee to Valuequest (POC \$760.00 by Carlisa Dian Pridgen)		
		Credit Report to Birchwood	\$84.27	
		Document Preparation Fee to Norwich Commercial Group, Inc. DBA Norcom Mortgage	\$75.00	
		Processing Fees to Norwich Commercial Group, Inc. DBA Norcom Mortgage	\$800.00	
		Underwriting Fees to Norwich Commercial Group, Inc. DBA Norcom Mortgage	\$495.00	
		Tax service to Norcom Mortgage	\$62.00	
		Flood Certification to ServiceLink National Flood	\$12.00	
		Prepaid Interest (51.7416 per day from 8/30/2023 to 9/1/2023)	\$103.48	
		Homeowner's Insurance Premium (12 mo.) to Consolidated Insurance	\$1,329.00	
		Homeowner's Insurance \$110.75 per month for 3 mo.	\$332.25	
		Property Taxes \$519.54 per month for 5 mo.	\$2,597.70	
		Aggregate Adjustment	\$-443.00	
		Title Charges		
		Title - Lender's Title Insurance to Lakeside Title Company (First American Title Insurance Company: \$108.03)	\$831.00	
		Title - Owner's Title Insurance to Lakeside Title Company (First American Title Insurance Company: \$95.16)	\$732.00	
		Title - Abstract or title search to First American / Lakeside Title Company	\$285.00	
		Title - Examination to Lakeside Title Company	\$660.00	
		Title - Lien Certificate to Director of Finance	\$55.00	
		Title - Recording Services to Lakeside Title Recording Account	\$125.00	
		Title - Judgment Report to Lakeside Title Company	\$95.00	
		Title - Closing Protection Letter to First American Title Insurance Company	\$45.00	
		Government Recording and Transfer Charges		
		Recording fees: Deed \$60.00	\$60.00	
		Mortgage \$60.00	\$60.00	

\$950.00		County Deed Tax/Stamps to Director of Finance, Baltimore City	\$730.00	
		County Mortgage Tax/Stamps to Director of Finance, Baltimore City	\$710.00	
\$474.75		State Deed Tax/Stamps to Clerk of the Circuit Court		
\$1,424.25		County Transfer Tax to Director of Finance, Baltimore City	\$2,518.50	
\$60.00		Record Trustee's Deed to Clerk of the Circuit Court	\$60.00	\$1,094.25
\$2,200.00		Recordation Tax for Trustee's Deed to Director of Finance, Baltimore City	\$2,200.00	
\$3,300.00		County Transfer Tax for Trustee's Deed to Director of Finance, Baltimore City	\$3,300.00	
\$1,100.00		State Transfer Tax for Trustee's Deed to Clerk of the Circuit Court	\$1,100.00	
		Additional Settlement Charges		
		1st Half 2023/2024 Property Taxes to Director of Finance, Baltimore City (POC \$2,254.44 by US Bank Trust National Association)		
		Survey to NTT Associates, Inc.	\$270.00	
\$426.81		Open Water/Sewer Bill to Director of Finance, Baltimore City		
\$150.00		Water/Sewer Escrow to Lakeside Title Company Escrow Account		
\$800.00		Closing Coordination to Avenue 365 Lender Services, LLC		
\$100.00		Deed Preparation to Avenue 365 Lender Services, LLC		
Seller			Borrower	
Debit	Credit		Debit	Credit
\$22,379.81	\$191,407.04	Subtotals	\$279,580.13	\$250,181.00
		Due From Borrower		\$29,399.13
\$169,027.23		Due To Seller		
\$191,407.04	\$191,407.04	Totals	\$279,580.13	\$279,580.13

Acknowledgement

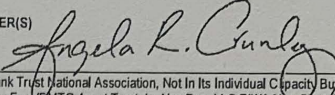
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Lakeside Title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

BORROWER(S)



CARLISA DIAN PRIDGEN

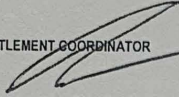
SELLER(S)



US Bank Trust National Association, Not in its Individual Capacity But Solely As Owner
Trustee For USMTG Asset Trust, by NewRez, LLC F/K/A New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing, as attorney in fact

08-29-2023

SETTLEMENT COORDINATOR



Rebecca McNaughton