

Law Office of Douglas K Thornton, LLC
 ALTA Universal ID: 1133012
 5210 Chairmans Court
 Suite 2
 Frederick, MD 21703
 (301) 662-8114

ALTA Combined Settlement Statement

File #:	82727.002	Property	2609 Laurretta Avenue	Settlement Date	11/03/2025
Print Date & Time:	10/31/2025 at 03:14 PM EDT	Buyer	Baltimore, MD 21223	Disbursement Date	11/03/2025
Attorney:	Douglas K Thornton	Seller	C&R Realty LLC		
Settlement Location:	5210 Chairmans Court Suite 2 Frederick, MD, 21703		Amor Investment Holdings LLC		
		Lender	4408 Bennion Road Silver Spring, MD 20906		
			Nymeo Federal Credit Union		
			5210 Chairmans Court Frederick, MD 21703		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$100,000.00	Sale Price of Property	\$100,000.00	
		Deposit		\$1,000.00
		Loan Amount		\$80,000.00
		Prorations/Adjustments		
	\$916.83	City/Town Taxes 11/03/2025 to 06/30/2026	\$916.83	
		Loan Charges		
		0.75% of Loan Amount (Points)	\$600.00	
\$110.00		Fedex/ Wire Delivery Fee to Law Office of Douglas K Thornton, LLC	\$10.00	
\$55.00		Lien Cert - Baltimore City to Law Office of Douglas K Thornton, LLC		
\$55.00		Lien Certification Fee to Law Office of Douglas K Thornton, LLC		
\$75.00		Patriot Act/Judgement Search to Law Office of Douglas K Thornton, LLC		
\$250.00		Secure/Release Payoff Fee to Law Office of Douglas K Thornton, LLC		
\$250.00		Seller Closing Doc Fee to Law Office of Douglas K Thornton, LLC		
		Appraisal Fee to Jay Toohey (\$525.00 POC by Borrower)		
		Doc Prep/Attorney Review Fee to Law Office of Douglas K Thornton, LLC	\$750.00	
		Flood Certification Fee to Nymeo Federal Credit Union	\$10.00	
		Tax Service Fee to Nymeo Federal Credit Union	\$89.00	
		Underwriting Fee to Nymeo Federal Credit Union	\$600.00	
		Prepaid Interest (\$12.7778 per day from 11/03/2025 to 12/01/2025)	\$357.78	
		Payoff(s)		
\$22,425.19		Payoff to Nymeo FCU		
		Principal : \$61,044.35		
		Interest : \$1,608.18		
		Additional Interest : \$17.15		
		Late Charge : \$26.47		
\$62,679.00		Payoff to Nymeo FCU		
		Principal : \$22,253.02		
		Interest : \$172.17		
		Additional Interest : \$2.75		
		Government Recording and Transfer Charges		
\$160.00		Recording Fees	\$175.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
		---Deed: \$60.00		
		---Mortgage: \$115.00		
		---Assignment Leases and Rents: \$60.00		
		---Mortgage Release - 1st Mortgage: \$50.00		
		---Mortgage Release - 2nd Mortgage: \$50.00		
\$500.00		Recordation Tax - City (Deed) to Director of Finance	\$500.00	
\$750.00		Transfer Tax - City (Deed) to Director of Finance	\$750.00	
\$250.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$250.00	
		Title Charges & Escrow / Settlement Charges		
		Title - CPL (Lender) to The Security Title Guarantee Corporation of Baltimore	\$30.00	
		Title - Lender's Title Policy to The Security Title Guarantee Corporation of Baltimore	\$302.40	
		Title Search to Law Office of Douglas K Thornton, LLC	\$235.00	
		Title - Owner's Title Policy to The Security Title Guarantee Corporation of Baltimore	\$442.60	
		Miscellaneous		
\$6,648.97		Baltimore City - Final Water Bill to Department of Finance		
\$500.00		Water Escrow to Law Office of Douglas K Thornton, LLC		
		Homeowner's Insurance Premium to Safeco Insurance	\$809.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$94,708.16	\$100,916.83	Subtotals	\$106,827.61	\$81,000.00
		Due from Buyer		\$25,827.61
\$6,208.67		Due to Seller		
\$100,916.83	\$100,916.83	Totals	\$106,827.61	\$106,827.61

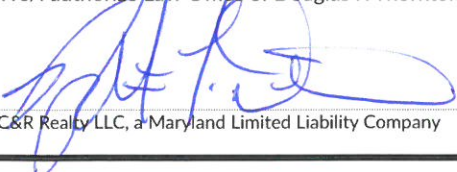
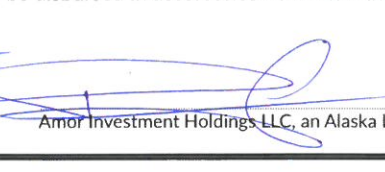
See signature addendum

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 Law Office of Douglas K Thornton, LLC to cause the funds to be disbursed in accordance with this statement.

	
11/3/2025	11/3/2025
C&R Realty LLC, a Maryland Limited Liability Company	Amor Investment Holdings LLC, an Alaska Limited Liability Company

	11/3/25
Settlement Agent	Date