

Legacy Settlement Services, LLC
 ALTA Universal ID: 1193905
 2936 O Donnell Street
 Baltimore, MD 21224
 (410) 618-1271

ALTA Combined Settlement Statement

File #:	2026-11942-MB	Property	1629 North Wolfe Street	Settlement Date	02/06/2026
Print Date & Time:	02/06/2026 at 03:41 PM		Baltimore, MD 21213	Disbursement Date	02/06/2026
	EST	Buyer	Denise E. Bell		
Processor:	Rachel Zhou		3107 East Preston Street		
Settlement Location:	2936 O Donnell Street		Baltimore, MD 21213		
	Baltimore, MD, 21224	Seller	Randolph Peters		
			703 Macdill Road		
			Middle River, MD 21220		
		Lender	Pimlico Group, LLC		
			2850 Quarry Lake Drive		
			Suite 160		
			Baltimore, MD 21209		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$85,000.00	Sale Price of Property	\$85,000.00	
		Deposit		\$1,000.00
		Loan Amount		\$90,000.00
		Construction Reserve	\$25,000.00	
		Borrower Deposit Refund		\$595.00
		Buyer Agent Credit		\$1,700.00
		Prorations/Adjustments		
	\$261.26	City/Town Taxes 02/06/2026 to 07/01/2026	\$261.26	
\$11.08		Ground Rent 12/20/2025 to 02/06/2026		\$11.08
		Loan Charges		
		Origination Fee to Pimlico Group, LLC	\$3,000.00	
		Legal Docs Fee to Pimlico Group, LLC	\$895.00	
		Wire Fee to Pimlico Group, LLC	\$30.00	
		First Month Interest to Pimlico Group, LLC	\$609.66	
		Payoff(s)		
\$36,918.27		Payoff to Mr Cooper		
		Principal : \$36,613.38		
		Interest : \$218.06		
		Reconveyance Fee: \$25.00		
		Demand Fee: \$50.00		
		Pmi: \$11.83		
		Government Recording and Transfer Charges		
		Government recording charges	\$540.00	
		Transfer taxes	\$850.00	
\$637.50		City/County tax/stamps Deed \$1,275.00 Mortgage \$0.00 to Director of Finance		
\$212.50		State tax/stamps Deed \$425.00 Mortgage \$0.00 to Circuit Court for Baltimore City		
\$425.00		Recordation Tax - City (Deed) to Director of Finance	\$425.00	
		Recordation Tax - City (Mortgage) to Director of Finance	\$50.00	
		--Recordation Tax-Construction Loan Portion to Director of Finance \$250.00		

Seller			Buyer	
Debit	Credit		Debit	Credit
		--Collateral Assignment Recording Fee to Circuit Court for Baltimore City \$115.00		
		Commission		
		--\$2,125.00 to Coldwell Banker Realty		
		--\$2,125.00 to Brick and Quill Realty		
\$4,250.00		Commission paid at settlement		
\$495.00		Listing Agent Admin Fee to Coldwell Banker Realty		
		Selling Agent Admin Fee to Brick and Quill Realty	\$495.00	
		Title Charges & Escrow / Settlement Charges		
		Owner's title insurance to Fidelity National Title Insurance Company	\$435.65	
		Lender's title insurance to Fidelity National Title Insurance Company	\$316.80	
		Title - Recording Service Fee to Easton Enterprise, LLC	\$50.00	
		Title - FedEx/Wire to Legacy Settlement Services, LLC	\$50.00	
		Title - Secure Communication Fee to Legacy Settlement Services, LLC	\$99.00	
		Title - Title Exam Fee to Legacy Settlement Services, LLC	\$295.00	
		Title - Abstract and Title Update Fee to Legacy Settlement Services, LLC	\$150.00	
		Title - Document Preparation Fee to Legacy Settlement Services, LLC	\$250.00	
		Title - Settlement/Closing Fee to Legacy Settlement Services, LLC/Pete Lizarzaburu/Morgane Barry/ Nazie Pooya/Rox Beach, Inc/Comfortable Closings/JPJCE, LLC	\$595.00	
		Title - Lien Certificate Fee to Legacy Settlement Services, LLC	\$60.00	
		CPL (Lender) to Fidelity National Title Insurance Company	\$55.00	
		Miscellaneous		
\$50.00		FedEx/Wire to Legacy Settlement Services, LLC		
\$69.00		Secure Communication Fee to Legacy Settlement Services, LLC		
\$200.00		Settlement/Closing Fee to Legacy Settlement Services, LLC		
\$250.00		Payoff/Release Procurement to Legacy Settlement Services, LLC		
\$150.00		Final Water Escrow to Seller Escrow		
		Ground Rent Due to Ilene Solomon	\$42.00	
\$46.43		Current Water Balance(current read day1/25) to Director of Finance		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$43,714.78	\$85,261.26	Subtotals	\$119,554.37	\$93,306.08
		Due from Buyer		\$26,248.29
\$41,546.48		Due to Seller		
\$85,261.26	\$85,261.26	Totals	\$119,554.37	\$119,554.37

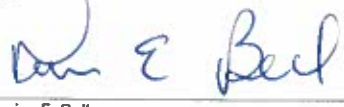
See signature addendum

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 Legacy Settlement Services, LLC to cause the funds to be disbursed in accordance with this statement.

 2/6/26
Denise E. Bell Date

 2/6/26
Randolph Peters Date

 2/6/26
Settlement Agent Date