

Chalet Settlements LLC  
ALTA Universal ID:  
9201 Corporate Boulevard  
Ste 470  
Rockville, MD 20850  
(301) 798-9447

ALTA Combined Settlement Statement

File #: 2025-4-1485  
Print Date & Time: 05/15/2025 at 12:21 PM  
Processor: EDI  
Settlement Location: 9201 Corporate Boulevard  
Ste. 470  
Rockville, MD, 20850

Property 3207 Guilford Avenue  
Baltimore, MD 21218  
Placelinity LLC  
2805 Spartan Road  
Olney, MD 20832  
302 E. University Parkway,  
LLC  
PO BOX 16104  
Baltimore, MD 21218  
General Mortgage Capital  
Corporation  
1350 Bayshore Highway  
Suite 740  
Burlingame, CA 94010

Buyer  
Seller  
Lender

Settlement Date 05/15/2025  
Disbursement Date 05/15/2025

| Seller       |                                                                          | Buyer      |              |
|--------------|--------------------------------------------------------------------------|------------|--------------|
| Debit        | Credit                                                                   | Debit      | Credit       |
|              |                                                                          |            |              |
|              | \$435,000.00                                                             |            | \$435,000.00 |
|              | Financial                                                                |            |              |
|              | Sale Price of Property                                                   |            |              |
|              | Deposit                                                                  |            | \$5,000.00   |
|              | Loan Amount                                                              |            | \$287,000.00 |
|              | Water Escrow                                                             |            |              |
| \$500.00     | Water Escrow                                                             | \$150.00   |              |
|              |                                                                          |            |              |
|              | Prorations/Adjustments                                                   |            |              |
|              | \$33.58 Charles Village Special Benefits 05/15 - 07/01                   | \$33.58    |              |
|              | \$18.90 Credit for Property Registration and Licensing fee 05/15 - 12/31 | \$18.90    |              |
| \$1,480.65   | Prepaid Rent                                                             |            | \$1,480.65   |
| \$4,508.70   | Security Deposit                                                         |            | \$4,508.70   |
| \$45.70      | Water 04/25/2025 to 05/15/2025                                           |            | \$45.70      |
|              |                                                                          |            |              |
|              | Loan Charges                                                             |            |              |
|              | 1% of Loan Amount (Points)                                               | \$2,870.00 |              |
|              | Processing Fee                                                           | \$695.00   |              |
|              | Underwriting Fee                                                         | \$1,395.00 |              |
|              | Abstract Search Fee to A.S.K. Services Inc, a Stewart Company            | \$205.00   |              |
|              | Appraisal Fee to Appraisal Connections, Inc. (\$698.00 POC by Borrower)  |            |              |
|              | Credit Report Fee to Advantage Credit (\$93.00 POC by Borrower)          |            |              |
|              | Flood Certification Fee to GMCC                                          | \$10.00    |              |
|              | MERS Fee to GMCC                                                         | \$24.95    |              |
|              | Prepaid Interest (\$57.98 per day from 05/15/2025 to 06/01/2025)         | \$985.82   |              |
|              |                                                                          |            |              |
|              | Impounds                                                                 |            |              |
|              | Homeowner's insurance \$113.42 per month for 3 mo.                       | \$340.26   |              |
|              | Property taxes \$410.25 per month for 2 mo.                              | \$820.50   |              |
|              | Aggregate adjustment                                                     |            | \$637.09     |
|              |                                                                          |            |              |
|              | Payoff(s)                                                                |            |              |
| \$170,000.00 | Payoff to Shore United Bank                                              |            |              |
|              | Principal : \$170,000.00                                                 |            |              |

| Seller       |                                                                          | Buyer        |              |
|--------------|--------------------------------------------------------------------------|--------------|--------------|
| Debit        | Credit                                                                   | Debit        | Credit       |
|              |                                                                          |              |              |
|              | Government Recording and Transfer Charges                                |              |              |
| \$50.00      | Recording Fees                                                           | \$175.00     |              |
|              | ---Deed: \$60.00                                                         |              |              |
|              | ---Mortgage: \$115.00                                                    |              |              |
|              | ---Release: \$50.00                                                      |              |              |
| \$2,175.00   | Recordation Tax - City (Deed) to Director of Finance                     | \$2,175.00   |              |
| \$3,262.50   | Transfer Tax - City (Deed) to Director of Finance                        | \$3,262.50   |              |
| \$1,087.50   | Transfer Tax - State (Deed) to Circuit Court for Baltimore City          | \$1,087.50   |              |
|              |                                                                          |              |              |
|              | Commission                                                               |              |              |
| \$21,750.00  | Listing Agent Commission to Ben Frederick Realty, Inc.                   |              |              |
|              |                                                                          |              |              |
|              | Title Charges & Escrow / Settlement Charges                              |              |              |
|              | Title - CPL (Lender) to First American Title Insurance Company           | \$55.00      |              |
|              | Title - Lender's Title Policy to First American Title Insurance Company  | \$999.00     |              |
| \$395.00     | Title - Settlement Fee to Chalet Settlements                             | \$250.00     |              |
|              | Title Binder Fee to Chalet Settlements LLC                               | \$100.00     |              |
|              | Title Exam Fee/Binder to Chalet Settlements                              | \$175.00     |              |
|              | Title - Owner's Title Policy to First American Title Insurance Company   | \$1,484.00   |              |
|              |                                                                          |              |              |
|              | Miscellaneous                                                            |              |              |
|              | Lien Cert Request Reimbursement to Chalet Settlements LLC                | \$168.93     |              |
| \$225.00     | Release Fees/Wire/Admin to Chalet Settlements                            |              |              |
| \$150.00     | Remote Notary Fee to Superlative Signings                                |              |              |
|              | Simplify/Doc Recording to Chalet Settlements                             | \$75.00      |              |
|              | Homeowner's Insurance Premium to State Farm Insurance Companies          | \$1,361.00   |              |
|              | Property Taxes (12 mo.) to Baltimore City, Bureau of Revenue Collections | \$5,414.96   |              |
|              |                                                                          |              |              |
| Seller       |                                                                          | Buyer        |              |
| Debit        | Credit                                                                   | Debit        | Credit       |
| \$205,630.05 | \$435,052.48                                                             | \$459,331.90 | \$298,672.14 |
|              | Subtotals                                                                |              |              |
|              | Due from Buyer                                                           |              | \$160,659.76 |
| \$229,422.43 |                                                                          |              |              |
|              | Due to Seller                                                            |              |              |
| \$435,052.48 | \$435,052.48                                                             | \$459,331.90 | \$459,331.90 |
|              | Totals                                                                   |              |              |

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 Chalet Settlements LLC to cause the funds to be disbursed in accordance with this statement.

PlaceInfinity LLC, a Maryland Limited Liability Company

302 E. University Parkway, LLC, a Maryland Limited Liability Company

Designed by Blank Sign EPD DocuSign 2025-05-14 11:13:24 EDT

By: Mofeng Yang

5/15/2025

By: Kevin Havens, Managing Member

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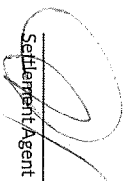
Mofeng Yang, Member

Date

Kevin Havens, Managing Member

5/14/2025

Date

  
Settlement Agent

5/15/2025  
Date