

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

ALTA Combined Settlement Statement

File #:	2026-12882-RA	Property	2512 East Monument Street	Settlement Date	07/15/2026
Print Date & Time:	07/14/2026 at 04:41 PM EDT	Buyer	Baltimore, MD 21205	Disbursement Date	07/15/2026
Processor:	Holly Duong		Silverdoor Ventures LLC		
Settlement Location:	2936 O Donnell Street Baltimore, MD, 21224		6340 Security Boulevard ste 100 PMB 1013 Woodlawn, MD 21207		
		Seller	Leslin Salmeron 4404 Simmons Lane Temple Hills, MD 20748		
		Lender	CrossCountry Mortgage, LLC DBA Valere Financial 2160 Superior Avenue Cleveland, OH 44114		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$220,750.00	Sale Price of Property	\$220,750.00	
		Deposit		\$5,000.00
		Loan Amount		\$176,600.00
\$6,622.50		Seller Credit		\$6,622.50
		Lender Credit		\$2,428.25
		Prorations/Adjustments		
	\$2,481.29	City/Town Taxes 07/15/2026 to 07/01/2027	\$2,481.29	
\$9.13		Ground Rent 07/01/2026 to 07/15/2026		\$9.13
		Loan Charges		
		7 Day Extension #1	\$220.75	
		7 Day Extension #2	\$220.75	
		7 Day Extension #3	\$220.75	
		Lender Broker Fee to Federal Hill Mortgage Company, LLC	\$4,415.00	
		Underwriting Fee	\$1,145.00	
		Appraisal Fee (\$650.00 POC by Borrower)		
		Credit Report Fee	\$132.00	
		Flood Certification Fee	\$5.00	
		Prepaid Interest (\$32.05 per day from 07/15/2026 to 08/01/2026)	\$544.85	
		Impounds		
		Homeowner's Insurance \$57.73 per month for 3 mo.	\$173.19	
		Property taxes \$166.10 per month for 3 mo.	\$498.30	
		Aggregate adjustment		\$346.38
		Government Recording and Transfer Charges		
		Recording Fees	\$175.00	
		---Deed: \$60.00		
		---Mortgage: \$115.00		
\$20.00		CS Recording to Baltimore City Recording Office		
\$1,105.00		Recordation Tax - City (Deed) to Director of Finance	\$1,105.00	
\$1,655.62		Transfer Tax - City (Deed) to Director of Finance	\$1,655.63	

Seller			Buyer	
Debit	Credit		Debit	Credit
\$551.87		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$551.88	
		Commission		
\$6,622.50		Listing Agent Commission to EXP Realty, LLC		
		Title Charges & Escrow / Settlement Charges		
		Title - Abstract and Title Update Fee to Legacy Settlement Services, LLC	\$150.00	
		Title - CPL (Lender) to WFG National Title Insurance Company	\$30.00	
		Title - Doc Storage Fee to Legacy Settlement Services, LLC	\$50.00	
		Title - Document Preparation Fee to Legacy Settlement Services, LLC	\$250.00	
		Title - FedEx/Wire to Legacy Settlement Services, LLC	\$50.00	
		Title - Lender's Title Policy to WFG National Title Insurance Company	\$594.72	
		Title - Lien Cert to Legacy Settlement Services, LLC	\$60.00	
		Title - Recording Service Fee to Easton Enterprise LLC	\$50.00	
		Title - Secure Communication Fee to Legacy Settlement Services, LLC	\$99.00	
		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 - Owner's Title Policy to WFG National Title Insurance Company	\$743.43	
\$200.00		Title - Settlement Fee to Legacy Settlement Services, LLC		
		Miscellaneous		
\$600.67		Current Water Bill to Director of Finance		
\$1,500.00		Environmental Control Bill to Director of Finance, Baltimore City		
\$50.00		FedEx/Wire to Legacy Settlement Services, LLC		
\$300.00		Final Water Escrow to Seller Escrow		
		Ground Rent - 2nd Half 2026 to Dackman Ground Rents	\$120.00	
\$240.00		Ground Rent - Outstanding Balance to Dackman Ground Rents		
\$69.00		Secure Communication Fee to Legacy Settlement Services, LLC		
		Homeowner's Insurance Premium	\$692.71	
\$2,580.26		Property Taxes to Director of Finance, Baltimore City		
Seller			Buyer	
Debit	Credit		Debit	Credit
\$22,126.55	\$223,231.29	Subtotals	\$237,779.25	\$191,006.26
		Due from Buyer		\$46,772.99
\$201,104.74		Due to Seller		
\$223,231.29	\$223,231.29	Totals	\$237,779.25	\$237,779.25

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.

Silverdoor Ventures LLC, a Maryland Limited Liability Company

By: Thaddeus Harrington, Manager 7-15-26 Leslin Salmeron
Thaddeus Harrington, Manager Date

[Signature] 7/15/26
Settlement Agent Date