

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015File No./Escrow No.: 2889463
Officer/Escrow Officer: Traci VoltaTraci Volta
1707 L Street N.W.
Suite 240
Washington, DC 20036
(202) 753-3843Property Address: 2636 QUANTICO AVENUE
BALTIMORE, MD 21215 (BALTIMORE CITY)
(15-34-3347E-043)

Borrower: ANDREA NICOLE CONTEE

Seller: COLOR WHEEL L.L.C., A MARYLAND LIMITED LIABILITY COMPANY
8333 Williamstowne Drive
Millersville, MD 21108Lender: Trius Lending Partners REIT I, LLC
1104 Kenilworth Dr, Ste 501, Towson, MD 21204

Settlement Date: 5/1/2026

Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
		\$245,000.00	Sale Price of Property		\$245,000.00	
			Deposit			\$2,450.00
			Lender Credit from American Financial Network, Inc dba Orion Lending			\$3,180.23
	\$1,800.00		Seller Credit to Buyer			\$1,800.00
			Commission Credit from Symmetry Homes & Real Estate			\$1,200.00
			Commission Credit from Samson Properties			\$3,000.00
			Payoffs			
	\$126,784.48		Payoff of first mortgage loan to Trius Lending Partners REIT I, LLC			
			Commissions			
	\$6,125.00		Real Estate Commission to Samson Properties			
	\$6,125.00		Real Estate Commission to Symmetry Homes & Real Estate			
			Transaction Fee to Symmetry Homes & Real Estate		\$600.00	
	\$395.00		Transaction Fee to Samson Properties			
			New Loans			\$240,562.00
			Loan Amount			
			Appraisal Fee to Precision Appraisal Service (POC \$635.00 by Andrea Nicole Contee)	\$635.00		
			Credit Report to Advantage Partners Solutions		\$129.00	
			Verification Fees to Equifax		\$83.55	
			Tax Service to AFN-FBO		\$70.00	
			Flood Certification to Informative Research		\$6.50	
			Mortgage Insurance Premium (12 mo.)		\$4,137.43	
			Homeowner's Insurance Premium (12 mo.) to Statefarm		\$1,019.00	
			Homeowner's Insurance \$84.92 per month for 3 mo.		\$254.76	
			Property Taxes \$255.67 per month for 7 mo.		\$1,789.69	
			Aggregate Adjustment		-\$510.43	
			Broker Compensation to Epic Mortgage, Inc (POC \$6,615.46 by Epic Mortgage, Inc)	\$6,615.46		
			MERS Registration Fee to MERS		\$24.95	
			Title Charges			
			Title - Lender's Title Insurance to Stewart Title and Escrow, Inc.		\$848.32	
			Title - Owner's Title Insurance to Stewart Title and Escrow, Inc.		\$1,091.73	
	\$350.00		Title - Settlement or closing fee to Stewart Title and Escrow, Inc.		\$350.00	
			Title - Tax Certificate Fee to Stewart Title and Escrow, Inc.		\$110.00	
			Title - Examination to Stewart Title and Escrow, Inc.		\$450.00	
	\$195.00		Title - Deed Preparation Fee to Francis Leo, PLLC			
			Title - Lender CPL to Stewart Title and Escrow, Inc. (STG Remittance for Stewart Title Guaranty: \$50.00)		\$50.00	
			Title - Courier Fee to Stewart Title and Escrow, Inc.		\$35.00	
			Title - Commitment Fee to Stewart Title and Escrow, Inc.		\$269.00	
	\$200.00		Title - Release Procurement Fee to Stewart Title and Escrow, Inc.			
			Title - Simplefile/Recording/certified ID/ Zoccam to Stewart Title and Escrow, Inc.		\$128.00	
			Government Recording and Transfer Charges			
	\$1,837.50		City Deed Tax/Stamps to County Recorder		\$1,507.50	
			Recording fees: Deed to County Recorder \$60.00		\$60.00	
			Recording Fees: Mortgage to County Recorder \$60.00		\$60.00	

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