

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

ALTA Combined Settlement Statement

File #:	2026-13028-RA	Property	120 East Randall Street Baltimore, MD 21230	Settlement Date	07/22/2026
Print Date & Time:	07/22/2026 at 09:41 AM EDT	Buyer	Tyler Sean Marston 1110 Key Highway 414 Baltimore, MD 21230	Disbursement Date	07/22/2026
Processor:	Nicole Caskey	Seller	VSP Orlando LLC 997 Morrison Drive 402 Charleston, SC 29403		
Settlement Location:	2936 O Donnell Street Baltimore, MD, 21224	Lender	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$343,000.00	Sale Price of Property	\$343,000.00	
		Deposit		\$10,000.00
		Loan Amount		\$290,000.00
\$8,500.00		Seller Credit		\$8,500.00
		Prorations/Adjustments		
\$378.01		City/Town Taxes 07/01/2026 to 07/22/2026		\$378.01
		Loan Charges		
		Broker Comp to Secured Funding Corporation	\$3,729.40	
		Underwriting Fee (\$1,145.00 POC by Others)		
		Appraisal Fee (\$640.00 POC by Borrower)		
		Credit Report Fee to Secured Funding Corporation	\$115.66	
		Flood Certification Fee	\$5.50	
		Flood Life of Loan Coverage	\$3.40	
		Life of Loan Tax Service	\$89.00	
		MERS Registration Fee	\$24.95	
		Tax Certification Fee (\$30.00 POC by Others)		
		Prepaid Interest (\$49.34 per day from 07/22/2026 to 08/01/2026)	\$493.40	
		Impounds		
		Homeowner's insurance \$188.25 per month for 3 mo.	\$564.75	
		Property taxes \$544.91 per month for 3 mo.	\$1,634.73	
		Government Recording and Transfer Charges		
		Recording Fees	\$120.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		
\$1,715.00		Recordation Tax - City (Deed) to Director of Finance	\$1,495.00	
\$2,572.50		Transfer Tax - City (Deed) to Director of Finance (\$2,554.40 POC by Others)	\$18.10	
\$857.50		Transfer Tax - State (Deed) to Circuit Court for Baltimore City		
		Commission		
\$12,005.00		Listing Agent Commission to LPT Realty		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$8,575.00		Selling Agent Commission to Compass		
		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	\$962.00	
		Title - Lien Cert to Legacy Settlement Services, LLC	\$60.00	
		Title - Recording Service Fee to Easton Enterprise LLC	\$75.00	
		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 - Title Exam Fee to Legacy Settlement Services, LLC	\$295.00	
		Title - Owner's Title Policy to WFG National Title Insurance Company	\$1,274.04	
		Miscellaneous		
\$46.91		Current Water Bill Balance to Director of Finance		
\$50.00		FedEx/Wire to Legacy Settlement Services, LLC		
\$300.00		Final Water Escrow to Seller Escrow		
\$250.00		Payoff/Release Procurement to Legacy Settlement Services, LLC		
\$69.00		Secure Communication Fee to Legacy Settlement Services, LLC		
		Selling Agent Admin Fee to Compass	\$495.00	
		Homeowner's Insurance Premium to Homesite Insurance Company	\$2,259.00	
		Property Taxes (12 mo.) to Director of Finance	\$6,570.24	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$35,318.92	\$343,000.00			
		Subtotals	\$364,508.17	\$308,878.01
		Due from Buyer		\$55,630.16
\$307,681.08		Due to Seller		
\$343,000.00	\$343,000.00	Totals	\$364,508.17	\$364,508.17

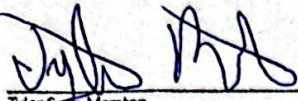
See signature addendum

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.


Tyler Sean Marston

7/22/2026
Date

VSP Orlando LLC, a Delaware Limited Liability Company

By: Tanner Reed
Tanner Reed, Authorized Signatory

7/20/26
Date



Settlement Agent

7/22/2026
Date