

Homesale Settlement Services
 ALTA Universal ID:
 1425 Clarkview Road
 suite 800
 Baltimore, MD 21209
 (410) 583-0700

ALTA Combined Settlement Statement

File #:	26-15221	Property	407 Pitman Place	Settlement Date	06/12/2026
Print Date & Time:	06/12/2026 at 04:07 PM		Baltimore, MD 21202	Disbursement Date	06/12/2026
	EDT	Buyer	Korey Otani		
Escrow Officer:	Timothy A. Eichhorn, Agent		2809 Boston Street		
Settlement Location:	, MD,		Apt 224		
		Seller	Baltimore, MD 21224		
			Premier Masonry Solutions LLC		
			1200 Jenkins Drive		
		Lender	Charlotte, NC 28212		
			PNC Bank. N.A.		
			PO Box 8800		
			Dayton, OH 45482-0340		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$260,000.00	Sale Price of Property	\$260,000.00	
		Deposit		\$2,500.00
		Loan Amount		\$208,000.00
		Lender Credit		\$826.56
		Prorations/Adjustments		
	\$130.14	City/Town Taxes 06/12/2026 to 06/30/2026	\$130.14	
		Loan Charges		
		Origination Fee	\$1,290.00	
		Appraisal Fee to Solidifi IS inc (\$614.00 POC by Borrower)		
		Credit Report Fee to Factual data (\$75.00 POC by Borrower)	\$245.00	
		Flood Certification Fee to SetviceLink National Flood	\$5.00	
		Tax Service Fee to Cotality	\$60.00	
		Prepaid Interest (\$36.33 per day from 06/12/2026 to 07/01/2026)	\$690.27	
		Impounds		
		Homeowner's insurance \$192.92 per month for 3 mo.	\$578.76	
		Property taxes \$511.33 per month for 3 mo.	\$1,533.99	
		Aggregate adjustment		\$704.25
		Payoff(s)		
\$221,358.42		Payoff to Temple view Capitol		
		Principal : \$199,212.00		
		Interest : \$12,840.87		
		Additional Interest : \$122.80		
		Release : \$50.00		
		Late Charge : \$87.15		
		Unpaid Fees: \$9,045.60		
		Government Recording and Transfer Charges		
		Recording Fees	\$120.00	
		---Deed: \$60.00		