

ALTA Combined Settlement Statement

R&C Settlement Group, LLC
 ALTA Universal ID:
 2309 Belair Road
 Suite 308
 Fallston, MD 21047
 (443) 299-6273

File #:	26-12016RC	Property	836 Watts Street Baltimore, MD 21217	Settlement Date	07/31/2026
Print Date & Time:	07/31/2026 at 07:52 AM EDT	Buyer	Linda A. Lewis Alston 906 Homestead Street Baltimore, MD 21218	Disbursement Date	07/31/2026
Escrow Officer:	Kelly Darpino	Seller	NVR, Inc. t/a Ryan Homes		
Settlement Location:	906 Homestead Street Baltimore, MD, 21218	Lender	NVR Mortgage Finance, Inc. Five Penn Center West Ste. 400 Pittsburgh, PA 15276		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$375,955.00	Sale Price of Property	\$375,955.00	
		Deposit		\$22,600.00
		Loan Amount		\$369,144.00
\$19,250.00		Seller Credit		\$19,250.00
\$22,600.00		Excess Deposit		
		Prorations/Adjustments		
\$82.66		City/Town Taxes 07/01/2026 to 07/31/2026		\$82.66
		Loan Charges		
		0.75% of Loan Amount (Points)	\$2,768.58	
		Processing Fees to NVR Mortgage Finance, Inc.	\$2,390.00	
		Appraisal Fee to Lynch Appraisal Services, Inc (\$555.00 POC by Borrower)		
		Credit Report Fee to Factual Data (\$214.50 POC by Others)		
		Final Inspection Fee to Lynch Appraisal Services, Inc	\$175.00	
		Flood Certification Fee to Service Link (\$6.75 POC by Others)		
		Mortgage Insurance Premium to U.S. Dept of HUD	\$6,348.93	
		Verification Fee to Work Number (\$66.45 POC by Others)		
		Prepaid Interest (\$61.95 per day from 07/31/2026 to 08/01/2026)	\$61.95	
		Impounds		
		Homeowner's insurance \$61.09 per month for 2 mo.	\$122.18	
		Property taxes \$739.38 per month for 4 mo.	\$2,957.52	
		Aggregate adjustment		\$244.36
		Government Recording and Transfer Charges		
		Recording Fees	\$120.00	
		---Deed: \$60.00		
		---Mortgage: \$60.00		
		Recordation Tax - City (Deed) to Director of Finance	\$3,540.00	
		Transfer Tax - City (Deed) to Director of Finance	\$5,639.33	
\$750.00		Transfer Tax - State (Deed) to Circuit Court for Baltimore City	\$1,129.78	
		Commission		
\$3,000.00		Selling Agent Commission to Re/Max Components (Fallston)	\$3,000.00	

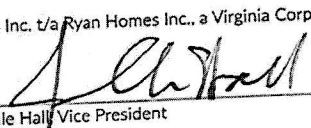
			Buyer	
Seller			Debit	Credit
Debit	Credit			
		Title Charges & Escrow / Settlement Charges	\$185.00	
		Title - Abstract fee to Ted Wilson/R&C Settlement Group, LLC	\$60.00	
		Title - Bring to Date/Judgment fee to R&C Settlement Group, LLC	\$55.00	
		Title - CPL (Lender) to Westcor Land Title Insurance Company	\$135.00	
		Title - Deed Prep fee to R&C Settlement Group, LLC	\$35.00	
		Title - Hand Recording Fee to R&C Settlement Group, LLC	\$1,515.80	
		Title - Lender's Title Policy to Westcor Land Title Insurance Company	\$55.00	
		Title - Lien Cert fee (reimbursement) to R&C Settlement Group, LLC	\$45.00	
		Title - Overnight/Wire Fee to R&C Settlement Group, LLC	\$750.00	
		Title - Processing Fee to Powerhouse Title Group, LLC	\$400.00	
		Title - Settlement Fee to KD Settlement Services, Inc	\$105.00	
		Title - Technology fee to Qualia / R&C Settlement Group, LLC	\$618.82	
		Title - Owner's Title Policy to Westcor Land Title Insurance Company		
		Miscellaneous	\$595.00	
		Broker Admin Fee to Re/Max Components	\$300.00	
		HOA Capital Contribution to Reservoir Square HOA Inc	\$117.00	
		HOA Dues - August to Reservoir Square HOA Inc	\$150.00	
		HOA Setup Fee to Reservoir Square HOA Inc.	\$147.12	
		Private Utility 2026 Dues (7/31 - 12/31) to Madison Park North, LLC	\$25.00	
		Private Utility Setup Fee to Madison Park North, LLC	\$1,003.00	
		property tax levy to Baltimore City Bureau of Revenue Collections	\$733.00	
		Homeowner's Insurance Premium (12 mo.) to Spinnaker Insurance Co	\$6,232.95	
		Property Taxes to Baltimore City Bureau of Revenue Collections		
			Buyer	
Debit	Credit		Debit	Credit
\$45,682.66	\$375,955.00	Subtotals	\$417,470.96	\$411,321.02
		Due from Buyer		\$6,149.94
\$330,272.34		Due to Seller		
\$375,955.00	\$375,955.00	Totals	\$417,470.96	\$417,470.96

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 R&C Settlement Group, LLC to cause the funds to be disbursed in accordance with this statement.


Linda A. Lewis Alston
Date: 7-31-24
By: 
Janelle Hall, Vice President
NVR, Inc. t/a Ryan Homes Inc., a Virginia Corporation
Date


Settlement Agent
Date: 7.31.24